

# KE



20 Central Avenue, Herne Bay, CT6 8RX

£585,000

- Imposing 4 double bedroomed detached family home
- Modern kitchen/family room with bi fold doors to garden
- Popular Location Close To Town, Station and Sea front
- Garage and parking
- Separate utility room



## 20 Central Avenue, Herne Bay CT6 8RX

With an abundance of charm and character this imposing four bedroom detached home must be viewed. The current owners have lovingly renovated this family home and once inside you will find many features including fireplaces and feature windows. You are welcomed by a spacious entrance hall which leads you to the lounge, impressive dining room, kitchen and family room with cloakroom and practical utility room. Upstairs, discover the four bedrooms, family bathroom and en suite plus an extra w/c which is perfect for that growing family. Outside, the property enjoys a good size rear garden with large raised borders and pond with lawned area which is ideal for entertaining. To the front of the property there is off road parking with an attached garage to the side. Located in the sought-after area of Herne Bay, this property is a stone's throw away from shops, the seafront, and the mainline train station is just a short walk away. To truly appreciate the charm, character, and versatility of this remarkable family home, an internal viewing is a must.



Council Tax Band: D



## **GROUND FLOOR**

### **Entrance Hall**

### **Sitting Room**

16'6 x 13'10

### **Reception Room**

12'3 x 11'5

### **Dining Room**

9'1 x 18'4

### **Kitchen**

10' x 11'10

### **Utility Room**

6'2 x 6'2

### **Cloakroom**

## **FIRST FLOOR**

### **Bedroom 1**

16'9 x 11'6

### **Bedroom 2**

12'8 x 11'6

### **Bedroom 3**

8'9 x 15'2

### **En-suite Shower Room**

10'8 x 5'4

### **Bedroom 4**

10'6 x 9'6

### **Bathroom**

9'3 x 6'4

### **WC**

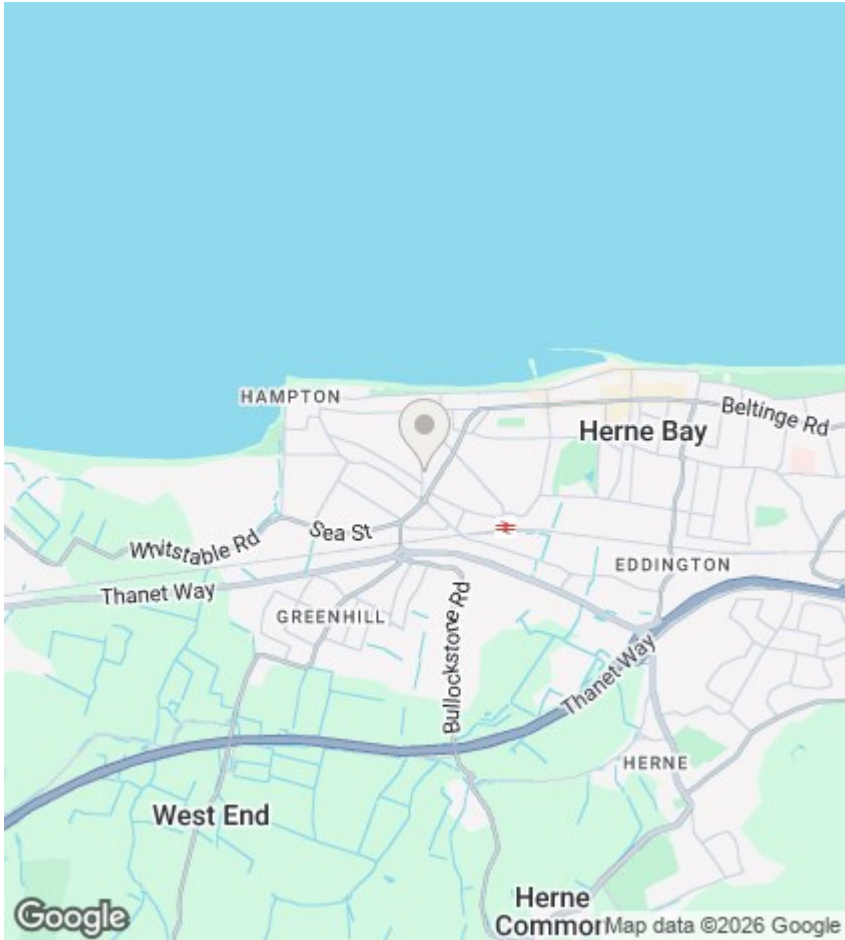
## **OUTSIDE**

### **Rear Garden**

### **Garage**

## **COUNCIL TAX BAND D**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

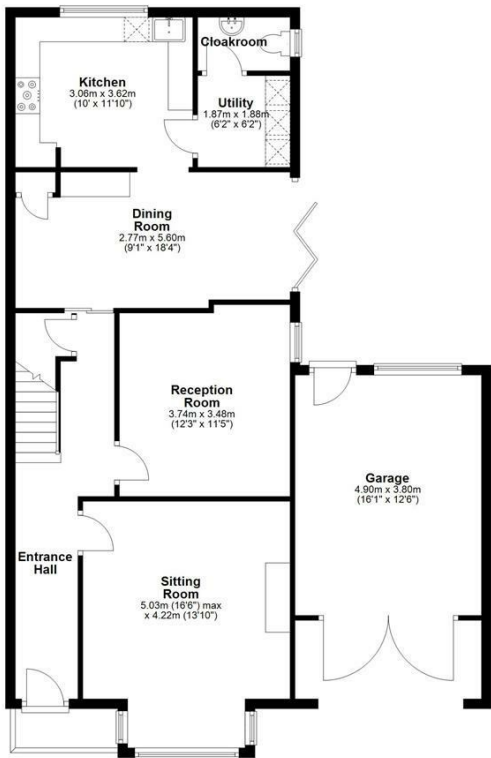
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	72
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### Ground Floor

Main area: approx. 80.2 sq. metres (863.5 sq. feet)  
Plus garages, approx. 25.1 sq. metres (270.0 sq. feet)



Main area: Approx. 160.9 sq. metres (1732.1 sq. feet)  
Plus garages, approx. 25.1 sq. metres (270.0 sq. feet)

### First Floor

Approx. 80.7 sq. metres (868.6 sq. feet)

