

# KE



15 Willow Tree Close, Herne Bay, CT6 6PA

Offers In Excess Of £550,000

- Five Bedroom Detached Chalet Bungalow
- En-Suite To Master Bedroom
- Log Cabin In The Garden
- Utility Room

# 15 Willow Tree Close, Herne Bay CT6 6PA

Nestled in the tranquil cul-de-sac of Willow Tree Close, in the charming village of Beltinge, this delightful five-bedroom chalet bungalow offers a perfect blend of comfort and spacious living. The property boasts a well-designed layout, featuring two generously sized bedrooms and a bathroom conveniently located on the ground floor, making it ideal for families or those seeking single-level living.

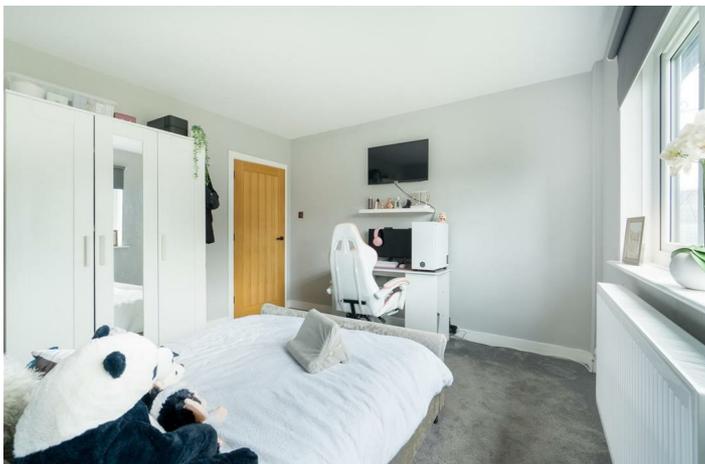
Upstairs, you will find an additional three bedrooms, providing ample space for guests or a growing family, along with another bathroom to cater to your needs. The spacious reception rooms serve as the heart of the home, perfect for entertaining or relaxing with loved ones.

The rear garden is a true highlight, featuring a charming log cabin that can serve as a versatile space for hobbies, a home office, or simply a peaceful retreat to enjoy the outdoors.

With its peaceful surroundings and ample living space, this property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely chalet bungalow your own.



Council Tax Band: C



## **GROUND FLOOR**

**Porch**

**Entrance Hall**

**Sitting Room**

11'11 x 16'5

**Kitchen/Diner**

11'11 x 12'

**Utility Room**

4'10 x 12'10

**Shower Room**

**Bedroom Four**

11'5 x 12'

**Bedroom Five**

11' x 11'

## **FIRST FLOOR**

**Bedroom One**

12'4 x 14'8

**Bedroom Two**

11'11 x 11'

## **FIRST FLOOR**

**Landing**

**Master Bedroom**

12'4 x 14'8

**En-Suite Shower Room**

**Bedroom Two**

9'2 x 13'8

**Bedroom Three**

9'6 x 10'

## **OUTSIDE**

**Garden Studio**

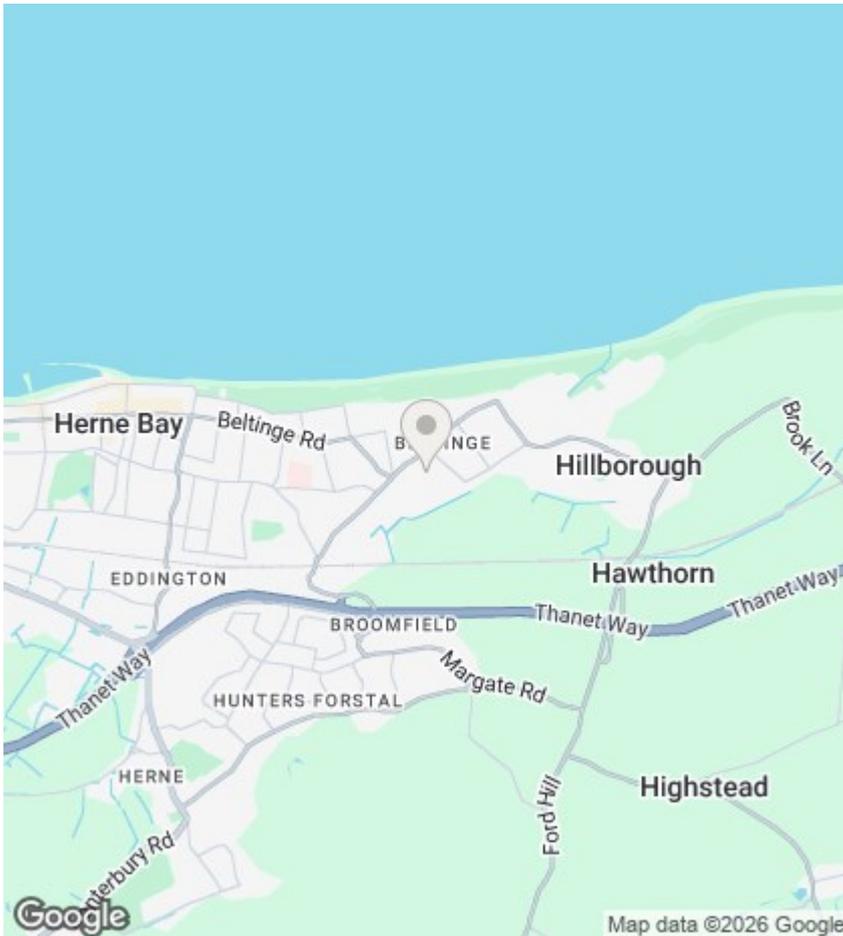
8'8 x 27'11

**Rear Garden**

**Driveway**

## **COUNCIL TAX BAND C**

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:

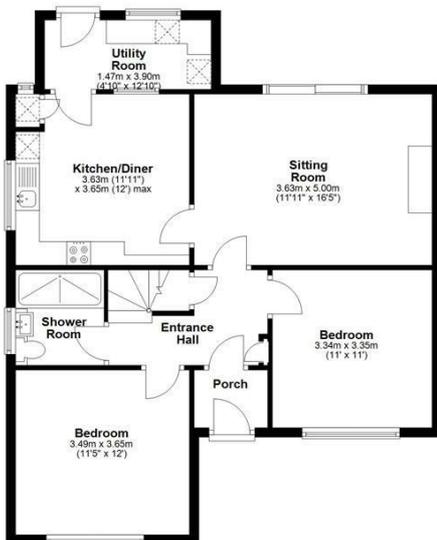
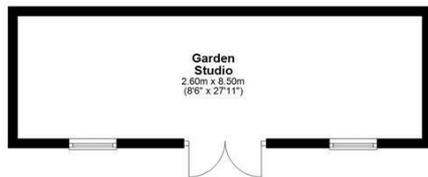
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Main area: approx. 75.6 sq. metres (814.0 sq. feet)  
Plus outbuildings: approx. 22.1 sq. metres (237.9 sq. feet)



Main area: Approx. 126.2 sq. metres (1358.2 sq. feet)  
Plus outbuildings: approx. 22.1 sq. metres (237.9 sq. feet)

### First Floor

Approx. 50.6 sq. metres (544.2 sq. feet)

