

# KE



## Leskinfere Oxenden Street, Herne Bay, Kent, CT6 8TD

£375,000

- Extended four bedroomed family home
- Just A Few Minutes To The Beach
- Separate kitchen/utility area/cloakroom
- Quiet Location Opposite A Private Green
- Rarely Available In This Peaceful Location With No Noisy Passing Traffic
- Granted planning for single dwelling permission ref CA/19/10270

# Leskinfere Oxenden Street, Herne Bay CT6 8TD

Set in the tranquil area of Oxenden Street, Herne Bay, this charming four-bedroom family home offers a delightful blend of character and modern living. The property is situated in a quiet location, conveniently close to local amenities and directly opposite a picturesque residents green, making it an ideal choice for families seeking both peace and accessibility.

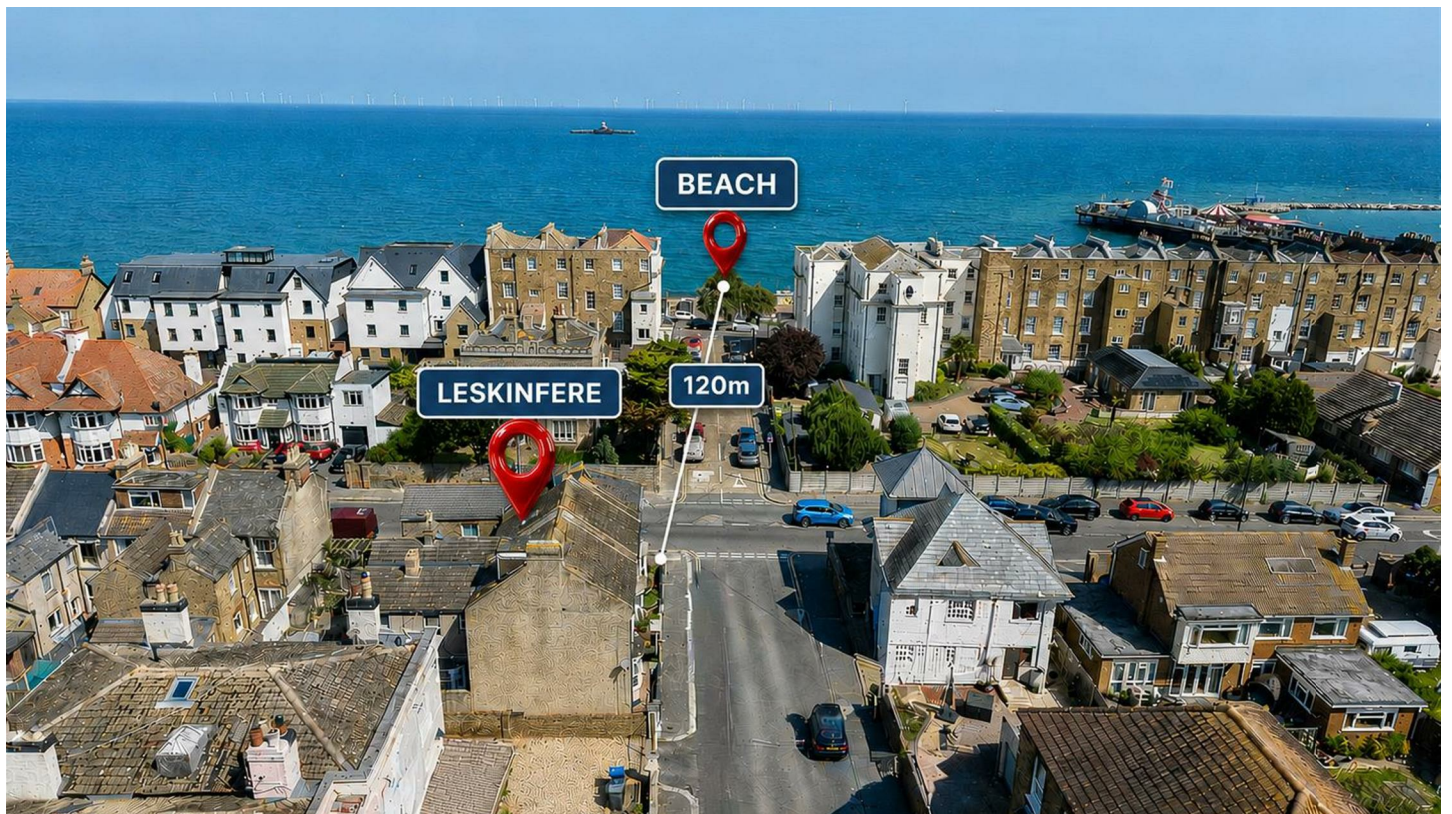
Upon entering, you enter a period home with high ceilings throughout with a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The home boasts four spacious bedrooms, providing ample accommodation for family members or guests. The bathroom is thoughtfully designed, ensuring comfort and convenience for daily routines.

The separate kitchen and utility room are perfect for those who enjoy cooking and require additional space for laundry and storage. A cloakroom located downstairs adds to the practicality of the layout, making it easy for guests to access.

This property is in good condition throughout, with a new combi boiler fitted in 2020, allowing you to move in with ease and start enjoying your new home immediately. With its characterful features and thoughtful design, this house is not just a place to live, but a place to create lasting memories. Whether you are a growing family or simply seeking a peaceful retreat, this home on Oxenden Street is sure to impress.



Council Tax Band: C



## **Entrance Hall**

### **Lounge/diner**

25'1' x 12'1'

Double glazed bay window to front, double glazed window to rear, feature fireplace,

### **Kitchen**

10'6' x 9'3'

Double glazed window to side, stainless sink and drainer, space for cooker, selection of matching wall and base units

### **Utility room**

10'7' x 7'9'

Double glazed window and door to rear garden, space for washing machine, fridge freezer and dishwasher

### **Cloakroom**

Double glazed window to rear, low flush wc, wash hand basin, shower unit (in need of repair)

## **Landing**

### **Bedroom 1**

14'11' x 11'4'

Double glazed skylight, storage into eaves

### **Bedroom 2**

11'5' x 10'

Double glazed windows to front,

### **Bedroom 3**

11'4' x 10'2'

Double glazed window to rear

### **Bedroom4**

11'2' x 7'10'

Double glazed window to side

### **Bathroom**

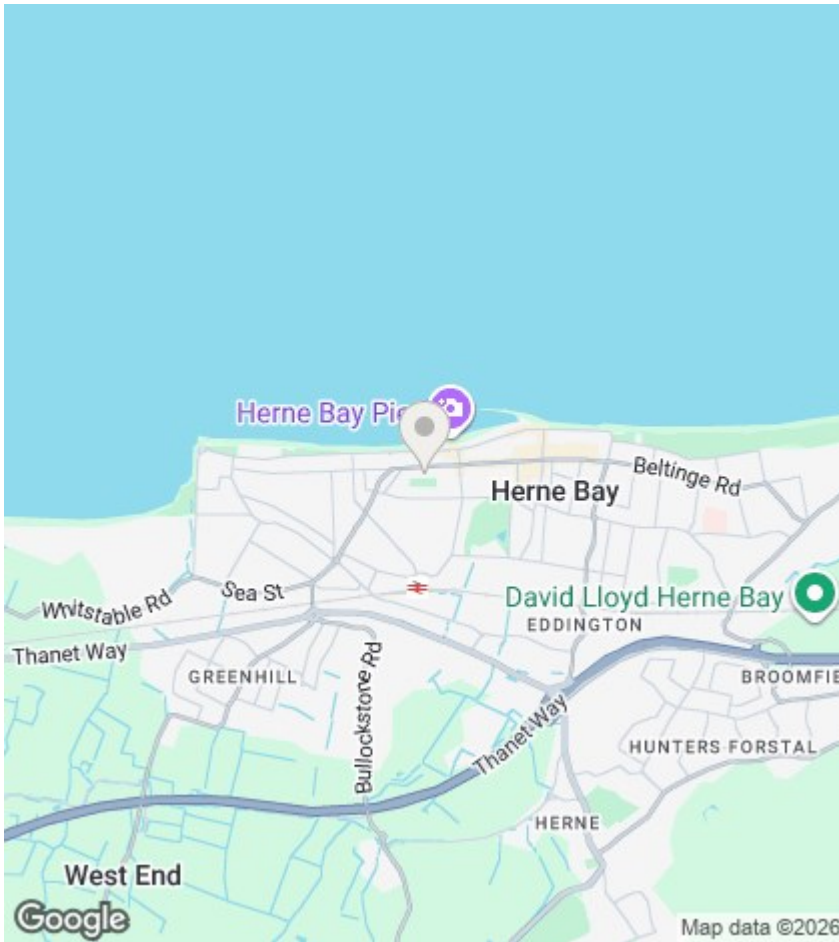
Double glazed windows to side, low level wc, wash hand basin, bath with shower over, heated towel rail

### **Front garden**

Front garden with pathway

### **Rear Garden**

Shed, patio area, rear access



## 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) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.