

KE



141A Peartree Road, Herne Bay, CT6 7EQ

£375,000

- Four Bedroom Semi-Detached House
- Close To Schools, Local Amenities And Bus Routes
- Popular Area Of Broomfield
- Large Conservatory

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Welcome to this delightful four bedroom semi-detached home on Peartree Road, located in the highly regarded Broomfield area of Herne Bay. Offering both comfort and style, this property is perfectly suited for family living.

As you enter, you'll discover two generous reception areas, one of which is a bright conservatory that fills the home with natural light and provides lovely views of the garden. The layout is thoughtfully designed, allowing the living spaces to flow naturally creating a warm, inviting atmosphere throughout.

The home offers four well-proportioned bedrooms, with the fourth bedroom conveniently positioned on the ground floor—ideal for guests, multigenerational living, or even a home office. The property also features two bathrooms, including a downstairs shower room that adds practicality and convenience for a busy household.

Situated in a quiet and sought-after neighbourhood, this property benefits from a friendly community feel while being close to a range of local amenities. Nearby shops, schools, and parks make it an excellent choice for families and individuals alike.

In summary, this Peartree Road property presents a wonderful opportunity for anyone seeking a spacious and comfortable home in a desirable location. With its attractive features and welcoming atmosphere, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming home your own.



Council Tax Band: C



GROUND FLOOR

Hallway

Kitchen

9 x 6'7

Lounge/Diner

18'4 x 11'9

Conservatory

14'10 x 9

Bedroom Four

8'8 x 7'10

Shower Room

FIRST FLOOR

Bedroom One

11'11 x 10'1

Bedroom Two

11'9 x 7'11

Bedroom Three

10'5 x 7'8

Bathroom

9'11 x 5'5

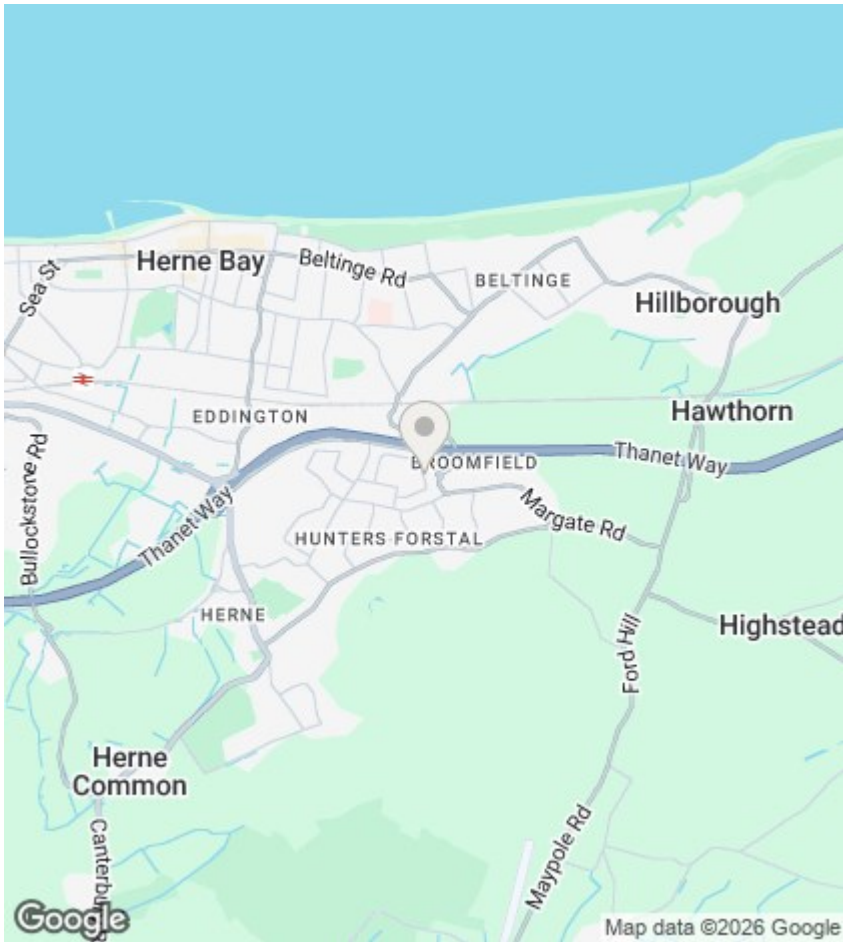
OUTSIDE

Driveway

Rear Garden

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:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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