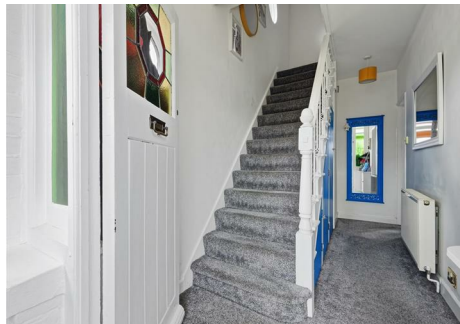


KE



21 Clifftown Gardens, Herne Bay, Kent, CT6 8DF

£475,000

- Detached Family Home
- Driveway
- Close to the Sea Front
- Good Size Garden

21 Clifftown Gardens, Herne Bay CT6 8DF

Being offered with vacant possession this family home is located in Hampton, Herne Bay just a stones throw away from the seafront and walking distance to both primary and secondary schools. The ground floor offers a porch leading to an entrance hall, lounge/bedroom, sitting room with access into the rear garden, large kitchen/diner and a snug which has been converted into from the garage, you also have the benefit of a shower room/WC downstairs. The first floor leads from the landing into three good size bedrooms and family bathroom. A viewing comes highly recommended to appreciate both the size and potential this lovely house has to offer especially as the rear garden is on a corner plot and is a good size offering potential to extend if needed. To the front of the property that is plenty of off street parking which is great for the growing family. Call to arrange an internal viewing.



3



1



2



D

Council Tax Band: D



GROUND FLOOR

Porch

Hallway

Lounge

12'5 x 13'11

Shower Room

7'5 x 5'10

Sitting Room

12'2 x 9'8

Kitchen/Diner

12'4 x 17'11

Family Room

9'4 x 13'0

Snug

9'5 x 7'8

FIRST FLOOR

Bedroom 2

12'6 x 12'4

Bedroom 3

9'4 x 9'11

Bedroom 4

8'4 x 6'8

Bathroom

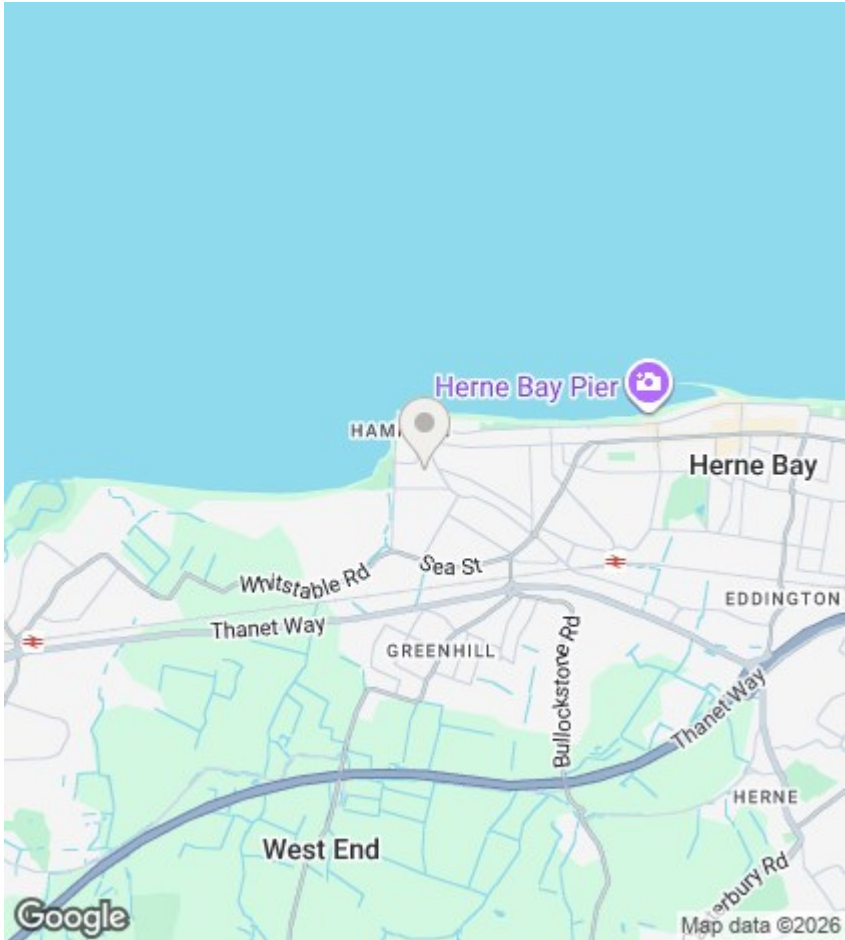
5'4 x 6'9

OUTSIDE

Rear Garden

Driveway

COUNCIL TAX BAND D



Approx Gross Internal Area
122 sq m / 1316 sq ft

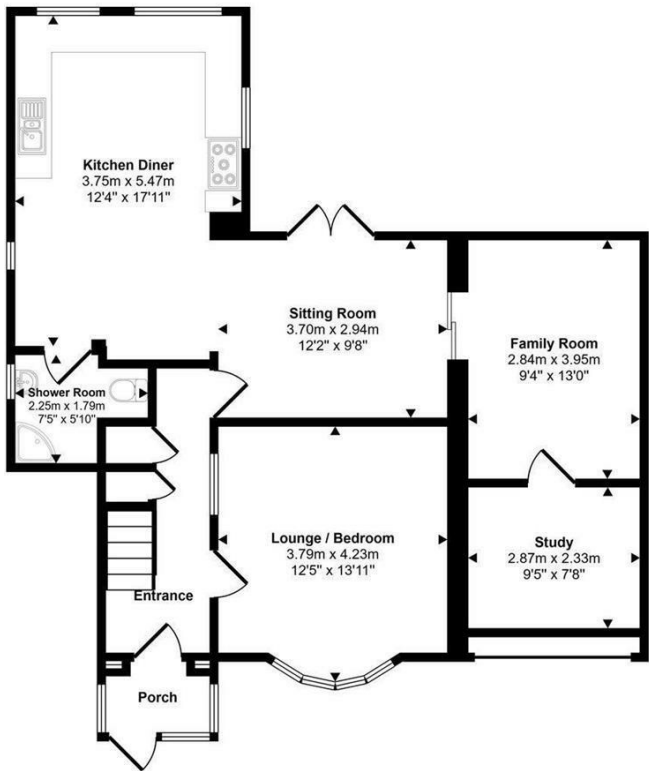
Viewings

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

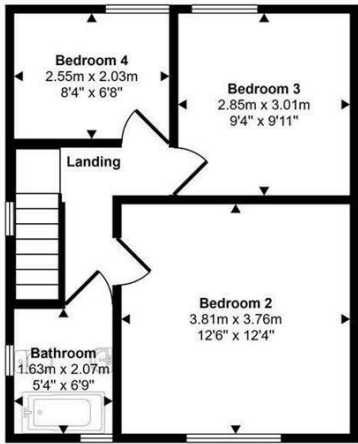
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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 84 sq m / 902 sq ft



First Floor
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.