

# KE



74 Stanley Road, Herne Bay, CT6 5SJ

£465,000

- Detached Property Well Positioned For The Beach And Transport Links
- Really Lovely, Sunny Rear Garden
- Chain Free Home With Stacks Of Potential For Buyers With Vision
- Close To Herne Bay Schools
- A Home With 'Good Bones' Ready For It's Next Chapter

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# 74 Stanley Road, Herne Bay CT6 5SJ

A spacious detached family home ideally located within easy reach of Herne Bay railway station, offering high-speed rail links to London St Pancras International. The property is also just a short 10-minute walk from the vibrant seafront and beach, with its range of cafés, shops and coastal attractions.

Offered chain free, this home benefits from a good-sized rear garden and presents excellent scope and potential to extend to the rear, subject to the necessary planning permissions and consents. Additional features include a driveway and garage.

While the property would benefit from some modernisation and TLC, it offers a fantastic opportunity for buyers looking to create a long-term family home in a sought-after coastal location.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

12'8 x 11'11

**Dining Room**

9'6 x 11'11

**Kitchen**

5'11 x 8'7

## **FIRST FLOOR**

**Bedroom**

12'8 x 11'11

**Bedroom**

**Bedroom**

9'7 x 11'9

**Bedroom**

12'2 x 11'10

**Bathroom**

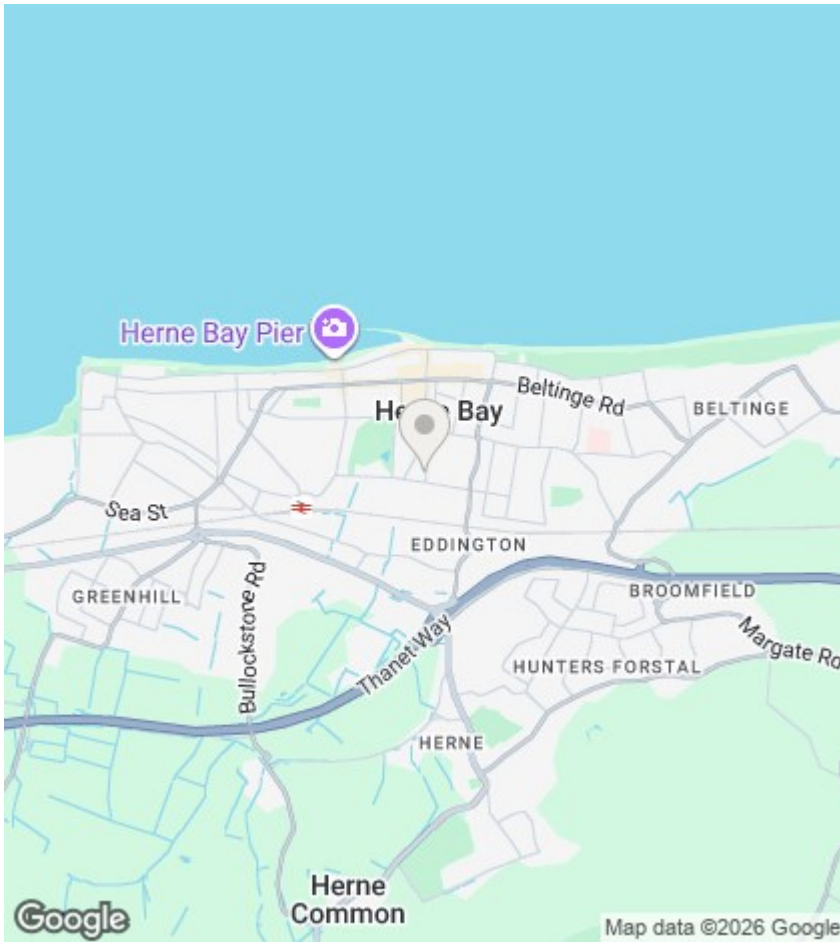
## **OUTSIDE**

**Garage**

**Driveway**

**Rear Garden**

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

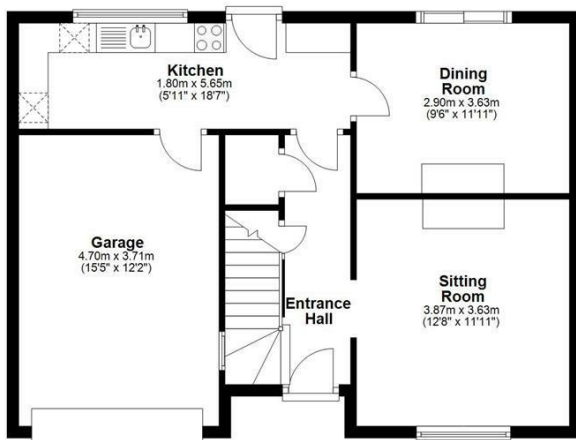
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



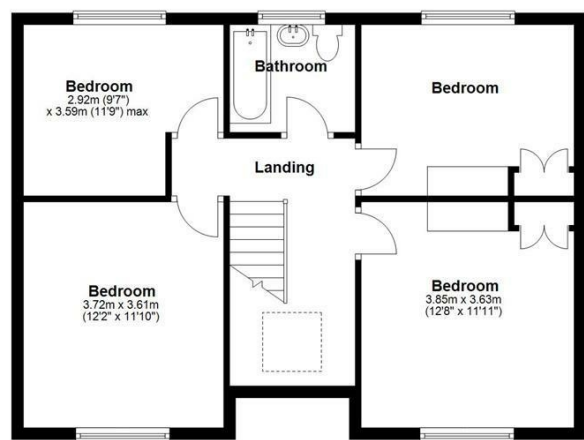
### Ground Floor

Main area: approx. 45.0 sq. metres (484.8 sq. feet)  
Plus garages: approx. 17.4 sq. metres (187.7 sq. feet)



### First Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



Main area: Approx. 108.8 sq. metres (1171.3 sq. feet)  
Plus garages: approx. 17.4 sq. metres (187.7 sq. feet)