



Morden Lodge, 13 Dence Park, Herne Bay, Kent, CT6 6BG



. VERY SPACIOUS DETACHED CHALET STYLE PROPERTY ON A PROMINENT CORNER PLOT IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION ON THE EAST SIDE OF TOWN...OFFERED WITH NO FORWARD CHAIN ...FLEXIBLE ACCOMMODATION WITH 4 BEDROOMS ONE WITH EN -SUITE... DRESSING ROOM...STUDY.... KITCHEN/BREAKFAST ROOM... UTILITY ROOM...DINING ROOM...LOUNGE...CLOAKROOM...STORE ROOM.....CONSERVATORY.....OFF ROAD PARKING ...GAS C/H ...DOUBLE GLAZING.....

£465,000 Freehold



Enclosed Entrance Porch

Entrance Hall

8' x 12' (2.44m x 3.66m)

Radiator. Power points. 3 x built-in cupboards.

Cloakroom

Low level WC suite. Wash handbasin.

Store Room

5'4 x 5'4 (1.63m x 1.63m)

Plumbed for water supply.

Side Bedroom

10' 10 x 10' (3.05m x 3.05m)

Double aspect room. Radiator. Power points.

Side Bedroom

11' x 10' (3.35m x 3.05m)

Radiator. Power points. Built-in double wardrobes.

Kitchen/Breakfast Room

17'3 (max width) x 13' (max width) (5.26m (max width) x 3.96m (max width))

Range of base units and wall cupboards. Sink unit 1 1/2 bowl. Recess for gas cooker. Tiled floor. Power points. Radiator. Door to dining room and door to lobby.

Utility Room

6'9 x 6'5 (2.06m x 1.96m)

Base unit and wall cupboards. Plumbed for washing machine. Gas boiler in cupboard for hot water and central heating. Double glazed door to side access.

Side Bedroom (Originally the Garage)

10' 10 x 8' 9 (3.30m x 2.67m)

Double aspect room. Radiator. Power points. Television point. Built-in cupboard housing gas meter and consumer unit.

En-suite Shower/WC

5'7 x 5' (1.70m x 1.52m)

Shower cubicle. Vanity wash handbasin. Heated towel rail. Low level WC suite. Tiled floor.

Dining Room

17'2 x 8'3 (5.23m x 2.51m)

Double aspect room. Power points. Radiator. Pair of double glazed door to conservatory. Door to

Lounge

15'4 (into bay) x 18'2 (4.67m (into bay) x 5.54m)

2x Radiators. Power points. Television point.

Conservatory

19' x 8' 10 (5.79m x 2.69m)

Approximately 10 years old. 2 x radiators. Power points. Tiled floor. Pair of double glazed doors to rear garden.

Stairs To First Floor

LANDING



Side Dressing Room

11'3 x 5'8 (3.43m x 1.73m)

Extensive range of fitted wardrobes. Radiator. power points.

Front Room Study

11'7 x 7' (3.53m x 2.13m)

Sloping ceiling. Radiator. Power points.

Rear Bedroom

14'2 x 10' (4.32m x 3.05m)

Eaves cupboards. 2x Velux windows. Double glazed fire escape window to rear. Sloping ceiling. Fitted wardrobes. Power points. Split level to

En-suite Shower/WC

Panelled bath with shower screen and electric shower. Vanity wash handbasin. Low level WC suite. Radiator. Tiling. Shaver point.

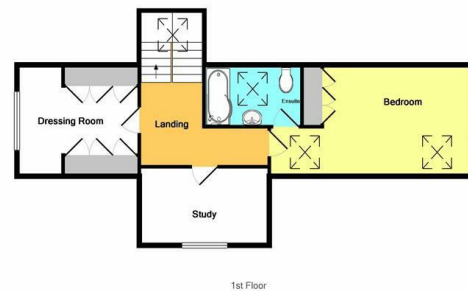
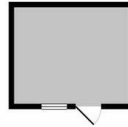
OUTSIDE

Rear Garden

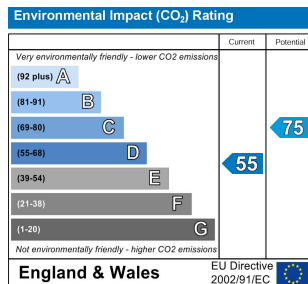
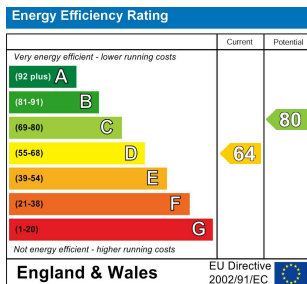
lawned area Approx 20, Deep, Large patio, 2 shed bases, Side gate, and additional side access with tap, brick shed.

Garden To Front & Side

Extensive surround garden to front and side of property.



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-measurement. 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.
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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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