



36 Alexandria Drive, Herne Bay, Kent, CT6 8HX



Well presented detached 3 bedroom bungalow located in a very popular residential area on the west side of town very close to Hampton Bay sea front, and bus route. Local shops within walking distance at Sea Street. Short drive to railway station, primary and secondary schools within the vicinity. Spacious roof space for conversion subject to planning consent. 42 feet wide driveway to front offering ample parking, Features gas central heating and double glazing. NO FORWARD CHAIN.



£362,000 Freehold



Enclosed Entrance Porch

Light and power point.

Entrance Hall

approx 22' length (approx 6.71m length)

Radiator. Telephone point. Storage cupboard. Access to roof. Airing cupboard hot tank. Programmer . Immersion heater.

Front Bedroom

10'6 x 10'10 (3.20m x 3.30m)

Radiator. Power points.

Shower/WC

Shower cubicle. Independant shower unit. Pedestal wash hand basin. Low level WC suite. Tiled walls. Radiator. Mirror. Shaver socket and light unit.

Lounge

14'2 x 12'4 (4.32m x 3.76m)

Fireplace (redundant at present) gas point. 2x radiators. Power points. Television point. Wall light.

Side Bedroom

11' x 7'10 max width (3.35m x 2.39m max width)

Fitted wardrobe mirror fronted doors. Radiator. Power points.

Back Bedroom

12'5 x 12'5 (3.78m x 3.78m)

Radiator. Power point. Fitted wardrobe with mirror fronted doors.

Kitchen/Breakfast Room

14'4 x 8'4 (4.37m x 2.54m)

Television point. Power points. telephone point. Base units and wall cupboards. Ample power points. Stainless steel sink unit. Recess for gas cooker. Radiator. Space for dishwasher. Recess for washing machine. Sliding patio doors to

Conservatory

10' x 8' (3.05m x 2.44m)

Double glazed. Power points. Door to rear garden.

OUTSIDE

Front Garden

Paved front garden.

Rear Garden

32' x 42' (9.75m x 12.80m)

Mainly laid to lawn. 2x Sheds. Side entrance and gate.

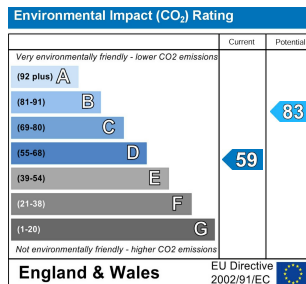
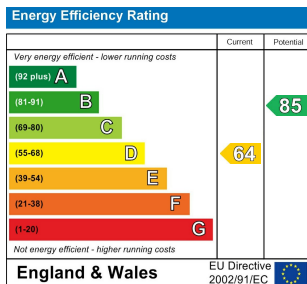
Attached Garage

16'4 x 7'7 (4.98m x 2.31m)

Up and over door. Light and power. Personal door.



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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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