



1a Linden Avenue, Herne Bay, Kent, CT6 8TY



Lovely retirement 2 bedroom detached bungalow in a very convenient location very close to the railway station and within easy access of the sea front and town centre. Bus transport and taxi service at hand outside the railway station. Recently extended. Gas central heating and double glazing. Improved throughout. **MUST BE VIEWED.**



**£439,995 Freehold**



### Entrance Hall

Radiator. Power points. Cloaks cupboard. Access to roof space with ladder and boiler.

### Front Bedroom

11' x 9' (3.35m x 2.74m)

Radiator. Power points. Television point.

### Back Bedroom

10'10 x 10'9 (3.30m x 3.28m)

Fitted wardrobe (mirror fronted). Radiator. Power points. Television point.

### Bathroom/WC

Panelled bath with mixer tap. Inset wash basin in vanity unit with concealed cistern with push button flush. Matching wall cupboard. Heated towel rail. Tiled walls and floor.

### Lounge/Diner

20'2 x 12'6 (6.15m x 3.81m)

2x Radiators. Power points. Television point. Bi fold doors to new pergola and rear garden. Opening into

### Kitchen

15' x 8'9 (4.57m x 2.67m)

(Approximately 1 year old). Range of cupboards incorporating pantry, integrated fridge freezer. Integrated double oven and microwave. Follow on work tops with induction hob. Glass flat screen extractor unit. Butler sink and mixer taps. Heated slim line wall radiator. Power points. Integrated dishwasher.

### Doors off Dining Area to

### New Build Utility Room

6'4 x 4'8 (1.93m x 1.42m)

Work top. Plumbed for washing machine. Radiator. Power points. Door to

### New Build Shower/WC

Corner shower. Low level WC suite. Pedestal wash hand basin. Tiled walls. Heated towel rail. Medicine cabinet.

## OUTSIDE

### Mature Rear Garden

Newly erected custom made pergola. Compact garden with sunny aspect. Lawned area. Raised flower beds. Secluded patio area.

### Side Entrance

Plastic storage sheds and side gate. Electric and gas meter cupboards.

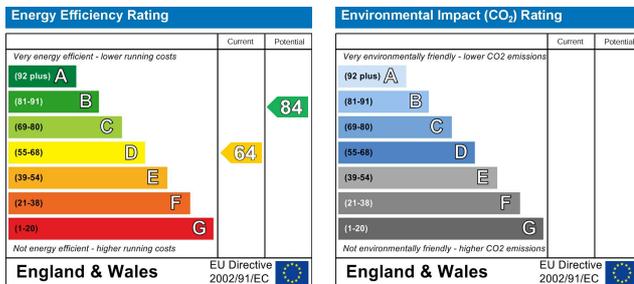
### Front

57' (17.37m)

Parking for upto 3 vehicles to the front of the property.

## NOTES

The garage was converted to a kitchen approx 1 1/2 years ago which incorporated the new build utility and shower room.



**Note:**

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

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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