



32 Chrysler Avenue, Herne Bay, Kent, CT6 8EE



Detached 2 bedroom bungalow located on a private estate close to Hampton Bay. Local store and bus route closeby and within walking distance of the Hampton Inn and sailing club. Some sea views from the rear. Scope to improve and extend the property if required. Electric heating and double glazing. NO FORWARD CHAIN.



£269,950 Freehold



Front door to

Enclosed Sun Room

7'8 max x 9'6 max (2.34m max x 2.90m max)

Front Door to

'L' Shaped Entrance Hall

Electric storage heater. Power points. Access and ladder to roof, insulated. Built-in storage cupboard. Telephone point.

Front Lounge

13'5 x 11'2 (4.09m x 3.40m)

Stone fireplace with display alcoves, fireplace could be used if required. Electric storage heater. Power points. Double glazed window. Television point. Telephone point.

Front Bedroom

12' x 9' (3.66m x 2.74m)

Electric storage heater. window to front and side. Power points.

Back Bedroom

11'9 x 9' (3.58m x 2.74m)

Power points. Electric storage heater. Double glazed window. Limited sea views.

Bathroom/WC

Panelled bath with mixer taps. Low level WC suite. Pedestal wash hand basin. Airing cupboard housing hot water tank. Electric wall heater. Double glazed window.

Kitchen/Breakfast Room

14'3 x 8'10 (4.34m x 2.69m)

Electric storage heater. Base units, wall cupboards and worktops. 1 1/2 bowl sink unit. Electric cooker point. Window. Recess for fridge. Additional store cupboard. Door to

Conservatory

12'6 x 7'3 (3.81m x 2.21m)

Double glazed windows with blinds. Power points. Double glazed door to rear garden. Telephone point. Plumbing for washing machine.

OUTSIDE

Front Garden

Laid to lawn and patio. Ample parking in front of the garage.

Rear Garden

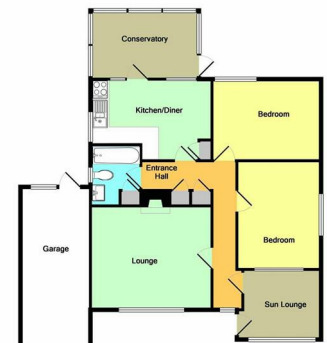
40' x 40' (12.19m x 12.19m)

Limited sea views. Greenhouse and shed. Lawned and paved area and flower borders. Side gate and additional patio area with hose tap and access to

Attached Garage

17' x 7' approx (5.18m x 2.13m approx)

Up and over door. Power and light.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not intended and no guarantee is given for their suitability or efficiency. See the local authority website for more information.
Made with Metronom 2017/18

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>32</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>64</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC