



Freehold



23 Bancord Avenue, Herne Bay CT6 5EN

- Modern Detached Property
- Envious Position With Lovely Views
- Four Bedrooms & Two Luxury Bathrooms
- Open Plan family Room
- High Specification Fixtures & Fittings
- Landscaped Rear Garden With Hot Tub
- Large Driveway & Vaulted Garage
- Less Than A Mile To The Station With Links To London

SITUATION:

The property has an abundance of community facilities on the doorstep which includes; tennis courts, sports hub, football pitch, play parks and a bar.

The bustling seaside town of Herne Bay has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just five miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The popular seaside town of Whitstable is just seven miles away and famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.



DESCRIPTION:

A modern yet individual detached home with an enviable position with attractive views of the lake and set within an exclusive development which offers an abundance of community facilities on your doorstep.

There is almost 1400 sq.ft of beautifully appointed accommodation comprising of a large vaulted garage, four bedrooms, two bathrooms, an open plan family room and a bay fronted sitting room.

The current owners have enhanced the property with creative decor and new luxury carpets as well as fully landscaping the rear garden which now provides a private well-established haven with raised borders, hot tub area and a pergola with built in retractable shade.

Built to an exceptionally energy efficient standard allowing for greener living and lower energy bills, one will expect to find double glazed windows, excellent levels of insulation,

low energy lighting and a gas central heating system.

The front door opens into an entrance hall with cloak room, storage, and stairs to the first floor, whilst to right there is a charming sitting room with bay window dressed in plantation shutters.

Amtico flooring has been laid throughout and runs seamlessly through to the open plan family living room which sits overlooking the garden through the floor to ceiling sliding doors.

The high specification kitchen has an array of wall and floor units finished with wood effect work tops and integrates all main appliances including a fridge/freezer, dishwasher, and AEG double oven. The space is further enhanced by a utility cupboard ideal for laundry appliances.

To the first floor one will find four generously proportioned bedrooms and a well-appointed

family bathroom with shower over the bathtub.

The main bedroom also benefits from contemporary fitted windows shutters and a luxury en-suite shower room.

OUTSIDE:

To the front of the property there is a driveway which could easily accommodate three cars in addition to the space found in the garage, which has a vaulted ceiling with rafters for storage.

There is access to the garden from the driveway as well as access from the sliding doors off the family room. The garden is a wonderful addition to the home as it feels private and peaceful with an abundance of mature shrubs and young trees. Several seating areas have been arranged making the most of the sunshine at different times of the day, whilst in the far corner there is a hot tub set with a gazebo.





TOTAL FLOOR AREA: 1375 sq. ft (128 sq. m)
 HOUSE: 1195 sq. ft (111 sq. m)
 GARAGE: 180 sq. ft (17 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected
 maintenance charge £300 per annum

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