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12 Ashdown Close, Herne Bay, CT6 7UL

Offers In Excess Of £375,000

- Three Bedroom Detached Family Home
- Integral Garage
- Quiet Cul de Sac location
- Desirable Location Close to Shops and Herne Primary School
- Kitchen/Diner Leading out Rear Garden

12 Ashdown Close, Herne Bay CT6 7UL

This detached family home is nestled in the peaceful cul de sac of Ashdown Close, Herne Bay. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families seeking a tranquil yet accessible living environment.

As you enter the home, you will appreciate the spacious layout that is designed for modern family life. The ground floor features a convenient downstairs cloakroom, ensuring practicality for both residents and guests. The integral garage provides additional storage space or the potential for a workshop, catering to various needs.

The property is situated in a quiet location, allowing for a serene atmosphere while still being close to essential amenities. Just a short distance away, you will find local shops and the highly regarded Herne Primary School, making school runs and daily errands effortless.

With three well-proportioned bedrooms, this home offers ample space for family living. Each room is filled with natural light, creating a warm and inviting atmosphere throughout. The garden space, although not detailed, presents an opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer gatherings.

In summary, this detached family home in Ashdown Close is a wonderful opportunity for those looking to settle in a friendly community with easy access to local facilities. Do not miss the chance to make this lovely property your new home.



Council Tax Band: D



GROUND FLOOR

Hallway

Lounge

12'5 x 15'7 (20'8 max)

Kitchen

11'2 x 10'7

Dining Room

11'2' x 10

Cloakroom

4'11 x 4'7

FIRST FLOOR

Landing

Bedroom One

12'4 x 11'6

Bedroom Two

9'1 x 11'6

Bedroom Three

8'7 x 8'10

Bathroom

5'10 x 8'10

OUTSIDE

Rear Garden

Front Garden

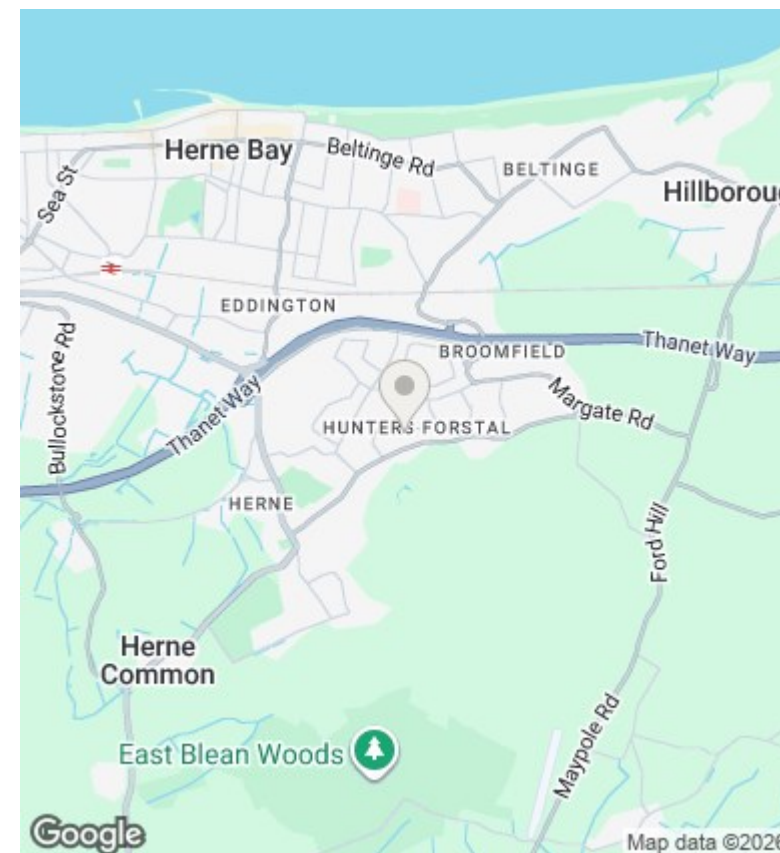
Garage

COUNCIL TAX BAND D



TOTAL: 1006 sq. ft
 1st floor: 512 sq. ft, 2nd floor: 494 sq. ft
 EXCLUDED AREAS: GARAGE: 149 sq. ft, WALLS: 121 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		