



GUILDCREST ESTATES



## 2 Stanley Gardens

, Herne Bay, CT6 5SG

Guide price £350,000

\*\*\*Guide Price £350,000 - £375,000\*\*\*

Set in a sought-after part of Herne Bay, this 1927-built three bedroom semi-detached home offers 1,152 sq ft of well arranged accommodation, blending period character with contemporary finishes.

The ground floor features a welcoming hallway leading into a contemporary kitchen/living extension with a vaulted ceiling. The kitchen is centred around an island with a raised solid oak dining table seating eight, plus a Neff hide-and-slide oven, four-burner gas hob, compact laminate worktops and a gold inset sink with extendable spray tap. Integrated washing machine and dishwasher are included, and bi-fold doors open to the rear garden.

A bespoke cork-clad media wall with oak shelving forms a focal point to the living area and is further enhanced by a contemporary bio-ethanol fire, creating a cosy feature without the need for a traditional chimney. Also on the ground floor is a bedroom with pocket door and small media wall, along with a modern downstairs WC.

Outside, there is a fully insulated cabin with electrics and carpet, ideal for work or leisure, and off-road parking to the front.

On the first floor are two double bedrooms, including a generous main bedroom with walk-in wardrobe, and a family bathroom fitted with both a bath and a separate shower. The property also benefits from brand new windows and a stylish,

- Modern kitchen extension with a vaulted ceiling
- 3 double bedrooms master with walk in wardrobe
- Large oak island dining table
- Neff hide and glide electric oven and a gas hob
- Integrated fridge freezer, washing machine and dishwasher
- Media wall with shelving and bio-ethanol fire
- Insulated garden cabin
- Off road driveway parking
- New windows and bi-folding doors

### Viewing

Please contact our Manston Office on 01843 272 200 if you wish to arrange a viewing appointment for this property or require further information.



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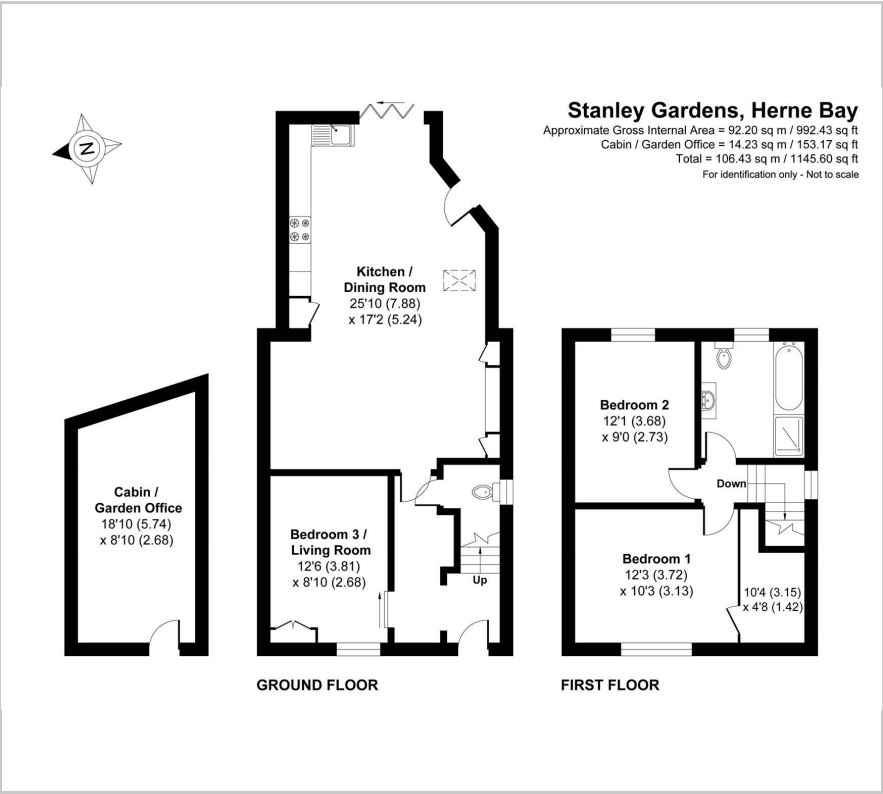
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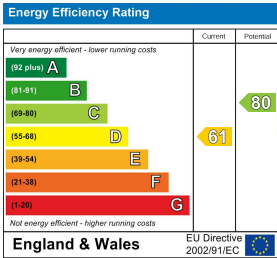
Floor Plan



Area Map



Energy Efficiency Graph



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