



GUILDCREST ESTATES



2 Stanley Gardens, Herne Bay CT6 5SG





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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, well finished interior, making it ready to move into.

Stanley Gardens is well placed for local amenities, with Herne Bay Memorial Park a short stroll away, the mainline station around 0.3 miles on foot, and the seafront reachable in roughly a 15 minute walk.

Under Section 21 of the Estate Agents Act, the seller is a staff member at Guildcrest.

Kitchen / Dining Room
25'10 x 17'2 (7.88 x 5.24)





Bedroom 3
12'6 x 8'10 (3.81 x 2.68)

Hallway

Bedroom 1
12'3 x 10'3 (3.72 x 3.13)

Bedroom 2
12'1 x 9'0 (3.68 x 2.73)

Bathroom

Cloakroom

Cabin / Garden Office
18'10 x 8'10 (5.74 x 2.68)





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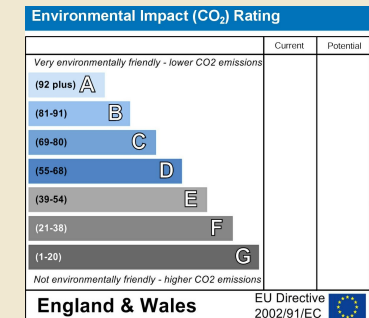
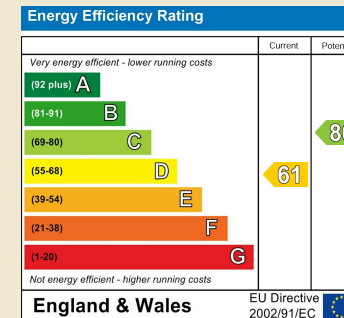
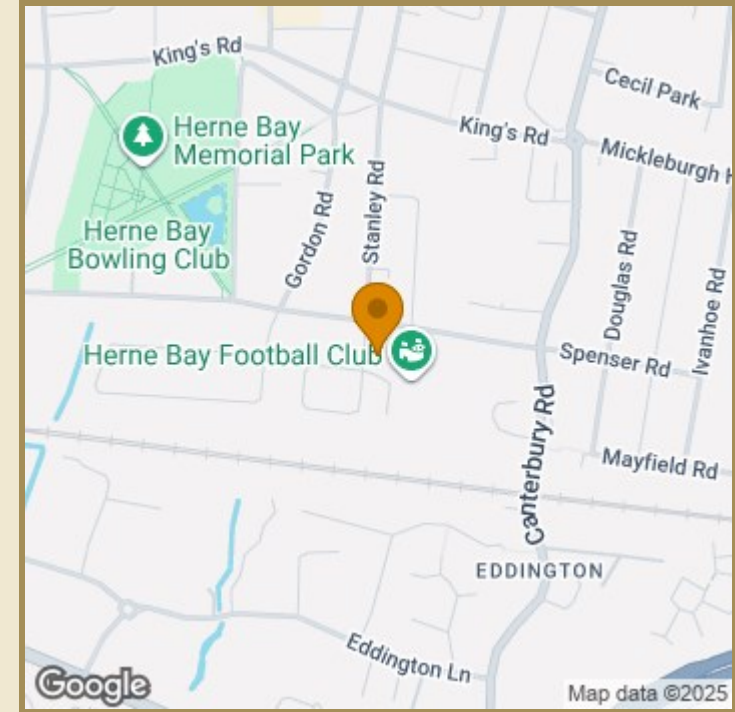
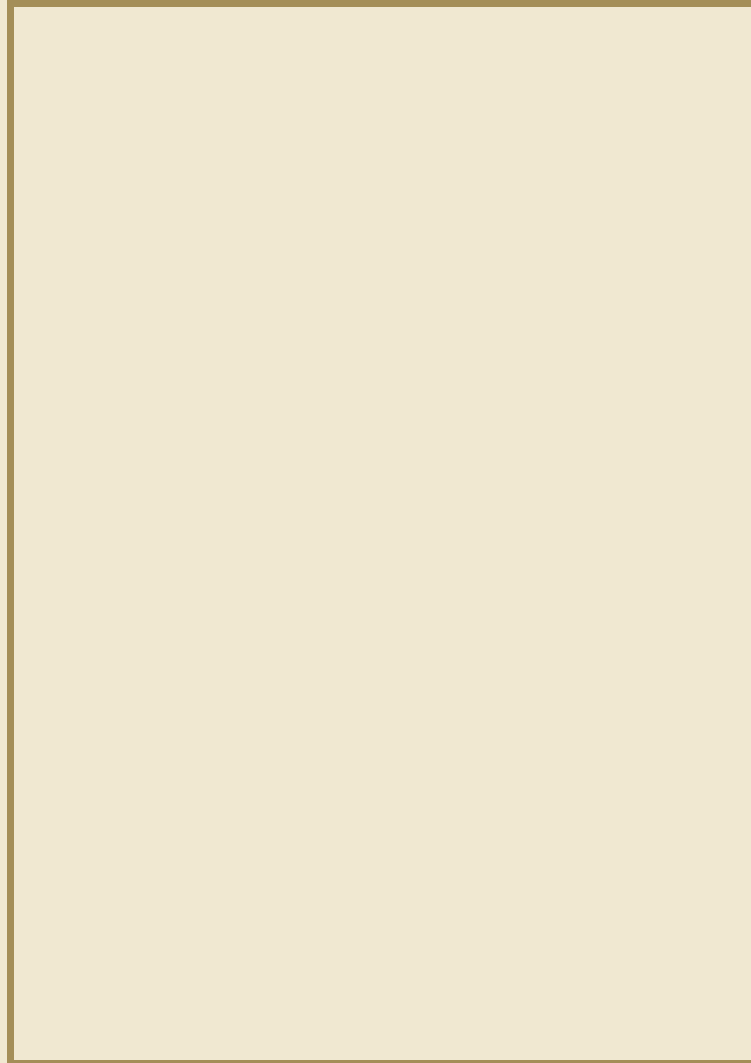
Key Features

- 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

Important Information

Freehold
 House - Semi-Detached
 1152.00 sq ft
 Council Tax Band B
 EPC Rating D

£350,000



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