



28 Herschell Square
Walmer, CT14 7SF
£675,000

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28 Herschell Square

Walmer

A delightful detached family home offering extended accommodation and beautifully landscaped and maintained gardens.

Situation

Herschell Square is tucked away in a popular and much sought after residential area, conveniently located within the heart of Walmer. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to the bustling town of Deal. This popular coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent and vintage shops. Local sporting facilities include championship golf courses, sailing clubs and the renowned Walmer tennis and croquet club just a stroll away. Walmer train station provides a regular service along the coast and links to the Javelin high speed service to London St Pancras.

The Property

A beautifully presented detached family home, nestled within a much sought after residential location, offering extended ground floor accommodation and a versatile layout. From the oak floored entrance hallway, with useful cloakroom, glazed double doors open to a spacious sitting room, complete with focal point fireplace. Beyond a lovely bright family/dining room runs along the rear of the property with large bi-folding doors opening onto the rear patio. A study/guest bedroom four lies adjacent, along with an ensuite shower room. Double doors lead from the dining area to the kitchen & breakfast room, an unconventional yet versatile space arranged between two rooms both fitted with a range of matching wall and base units with the cooking and washing facilities located in the kitchen area. To the first floor are two double bedrooms, both having vanity basins, plus a further single bedroom all serviced by a shower room and separate WC. This well maintained and welcoming family home is fully double glazed and gas centrally heated.

Outside

No: 28 is set back from the road by a low brick wall enclosing a low maintenance front garden, flanked by two separate driveways providing off road parking. To the left hand side lies a single garage whilst a central pathway and magnificent wisteria guide you to the front door. To rear is a generous and beautifully landscaped garden, predominantly laid to lawn and edged with mature borders, raised brick planters, ornamental pond and a paved pathway leading to a full width patio spanning the rear elevation. A further decked seating area together with a corner summerhouse lies at the bottom of the garden providing a peaceful spot to enjoy this truly tranquil space.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

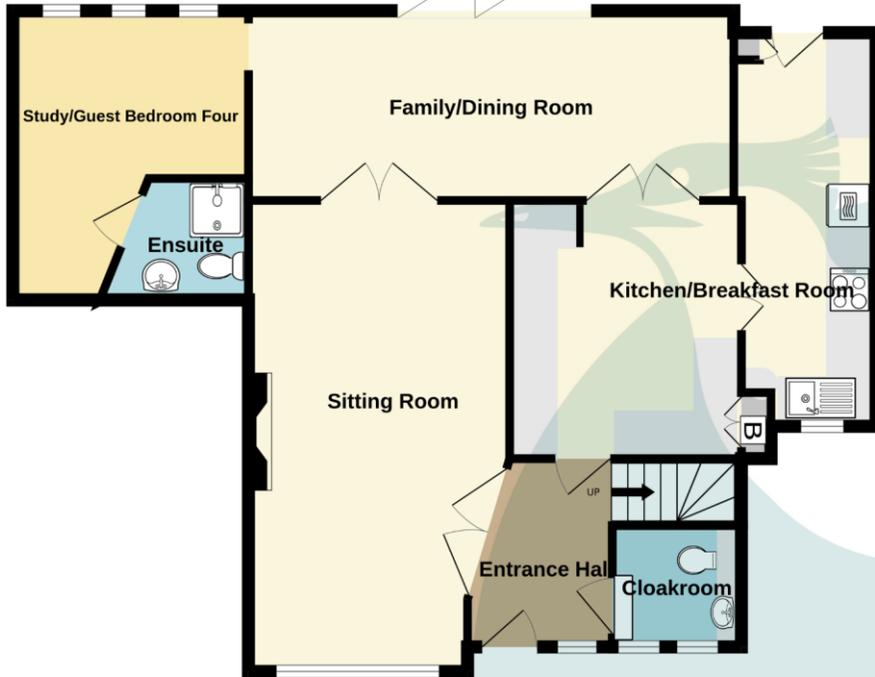
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
892 sq.ft. (82.9 sq.m.) approx.



First floor
465 sq.ft. (43.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

8' 6" x 6' 11" (2.59m x 2.11m)

Cloakroom

5' 10" x 5' 5" (1.78m x 1.65m)

Sitting Room

21' 2" x 11' 10" (6.45m x 3.60m)

Kitchen/Breakfast Room

Breakfast Area

11' 4" x 10' 6" (3.45m x 3.20m)

Kitchen Area

17' 8" x 6' 2" max (5.38m x 1.88m)

Family/Dining Room

23' 1" x 8' 6" (7.03m x 2.59m)

Study/Guest Bedroom Four

L-shaped 13' 0" max x 10' 8" max (3.96m x 3.25m)

Ensuite Shower Room

6' 9" max x 5' 5" (2.06m x 1.65m)

First Floor

Bedroom One

11' 6" x 11' 5" (3.50m x 3.48m) plus recess

Bedroom Two

13' 1" x 9' 5" (3.98m x 2.87m)

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m) plus recess

Shower Room

6' 7" x 4' 7" (2.01m x 1.40m)

WC

4' 10" x 2' 6" (1.47m x 0.76m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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