



**18 Fairfax Drive, Herne Bay**

In Excess of **£440,000**





# 18 Fairfax Drive

Herne Bay, Herne Bay

Beautiful family home located in one of the most sought-after residential areas in Herne Bay, namely Fairfax Drive in the salubrious Bishopstone area, nestled between Beltinge and Reculver. Internally you enter the home into hallway, with full length double aspect lounge to the left of the home, with sliding doors leading out to the patio. To the right-hand side of the home is the dining room that leads back to modern fitted kitchen, with utility room conveniently situated next to it that also gives access to the rear garden. There is also a cloakroom that completes the downstairs accommodation. Upstairs the home holds four bedrooms, three being comfortable sized doubles and the fourth a large single bedroom. The main bedroom looking out to the rear garden has en-suite, and the stylish family bathroom has been fitted recently. Outside is a large garden that has been transformed by the current owners to perfectly suit family life, with two paved areas, offering shaded seating under the Pergoda close to the house, and an exposed seating area situated to make the most of the sun. With the rest of the garden being laid to lawn. You have access into the garage from the rear, and a side access leading to the front garden. There is driveway with off street parking for two cars and the aforementioned garage. The home is in lovely condition throughout with the owners not only decorating but improving the home with new windows in 2019, and new Worcester Bosch boiler and radiators in 2021. The location is always popular due to its proximity to both the Reculver National Trust Country Park and beautiful seafront cliff top walks, with a highly regarded school being close by also.

- Off Road Parking And Garage
- En-Suite To Master Bedroom
- Quiet Cul-De-Sac Location
- Good Sized Bedrooms







### Entrance Hallway

Leading to

### Lounge

19' 9" x 10' 2" (6.02m x 3.10m)

### Kitchen

8' 4" x 9' 4" (2.54m x 2.84m)

### Dining Room

9' 5" x 11' 1" (2.87m x 3.38m)

### Utility Room

6' 8" x 4' 10" (2.03m x 1.47m)

### First Floor

Leading to

### Bedroom

10' 6" x 9' 5" (3.20m x 2.87m)

### Bedroom

9' 0" x 9' 5" (2.74m x 2.87m)

### Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

### Bedroom

6' 9" x 10' 2" (2.06m x 3.10m)

### Bedroom

10' 1" x 10' 4" (3.07m x 3.15m)

### En Suite

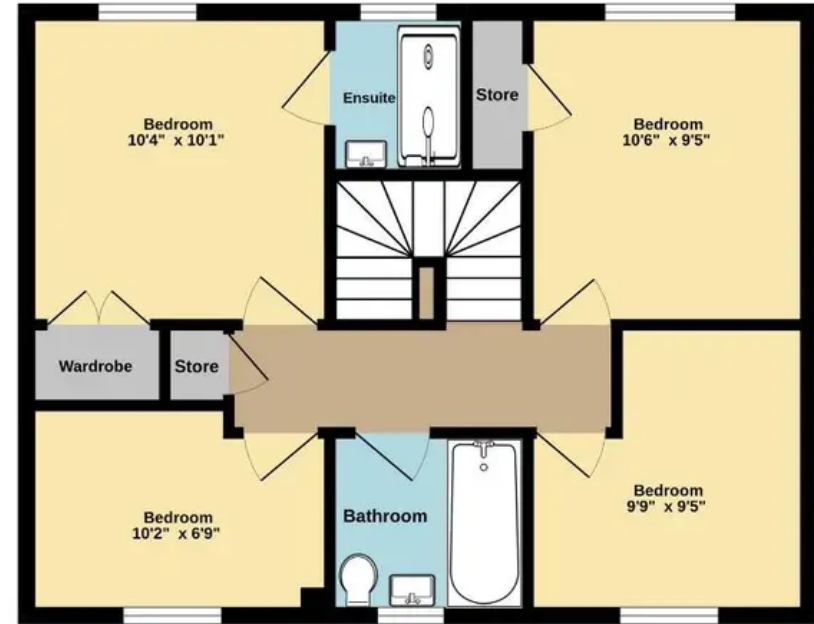
With toilet and hand wash basin



GROUND FLOOR  
533 sq.ft. approx.



1ST FLOOR  
533 sq.ft. approx.



TOTAL FLOOR AREA : 1066 sq.ft. 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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