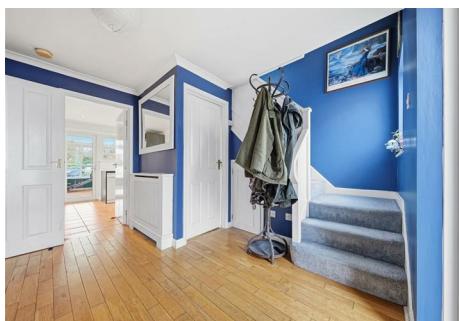


# KE



**7 Glen Avenue, Herne Bay, CT6 6HU**

**£450,000**

- Superb Family Home
- Incredible, Sunny Rear Garden
- Just A Few Minutes Walk From The Beach
- Potential To Extend Subject To Necessary Consents

# 7 Glen Avenue, Herne Bay CT6 6HU

Nestled in the charming area of Glen Avenue, Herne Bay, this superb family home offers a delightful blend of space and potential. Spanning three floors, the property is designed to accommodate the needs of a growing family, with ample room for extension should you wish to personalise it further.

Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the home. The ground floor features a convenient downstairs cloakroom, a generous lounge-diner perfect for family gatherings, and a fully fitted kitchen that caters to all your culinary needs. The enormous conservatory is a standout feature, providing a bright and airy space that seamlessly connects the indoors with the outdoors, ideal for relaxation or entertaining.

The first floor boasts three well-proportioned double bedrooms, complemented by a family bathroom that serves the needs of the household. Ascending to the second floor, you will find the primary bedroom, which includes an en-suite and shower room, offering a private retreat for the homeowners.

Located in the picturesque Beltinge village, this property is within walking distance to local amenities, including a shop and an excellent primary school. Additionally, there are convenient bus links to Whitstable and Canterbury, making it an ideal location for families and commuters alike.

This home presents a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to make it your own.



Council Tax Band:



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Lounge/Dining Room**

22'1 x 11'11

**Kitchen**

9'10 x 11'3

**Conservatory**

11' x 21'4

## **FIRST FLOOR**

**Bedroom 2**

11'10 x 11'11

**Bedroom 3**

10' x 14'5

**Bedroom 4**

10' x 8'11

**Bathroom**

5'7 x 8'1

## **SECOND FLOOR**

**Bedroom 1**

14'1 x 16'8

**Dressing Room**

6'7 x 6'6

**Shower Room**

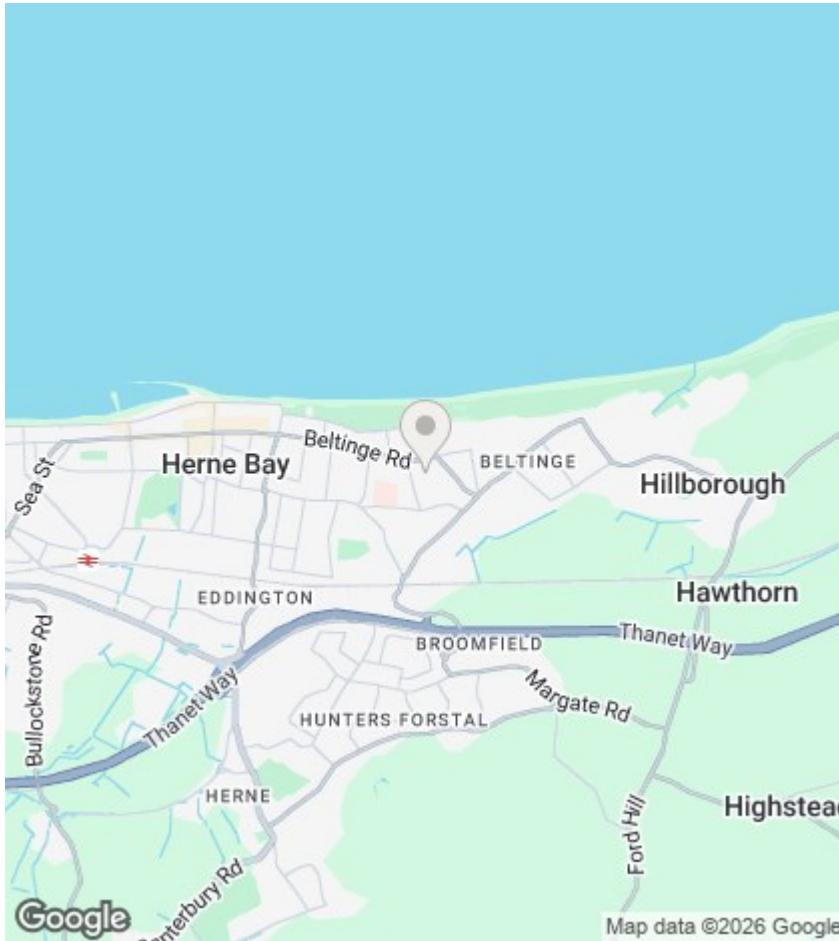
7'3 x 8'10

## **OUTSIDE**

**Driveway**

**Garage**

**Rear Garden**



## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

