

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.

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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

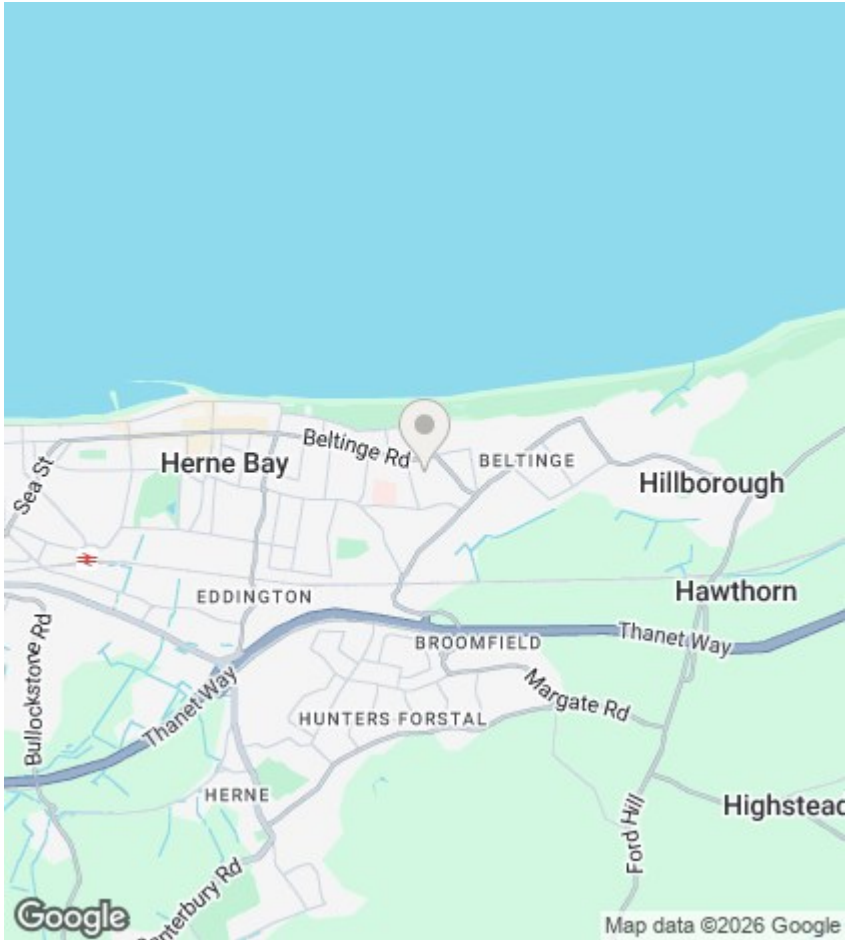
7'3 x 8'10

OUTSIDE

Driveway

Garage

Rear Garden



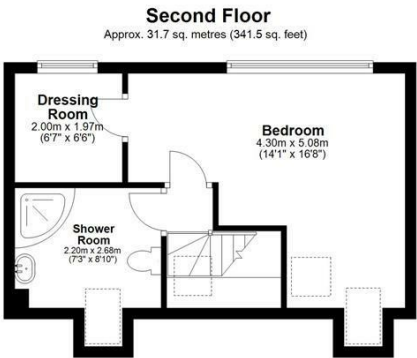
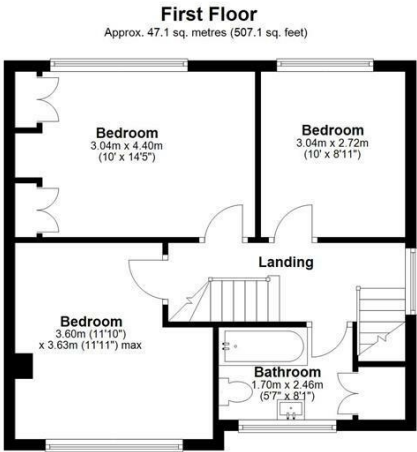
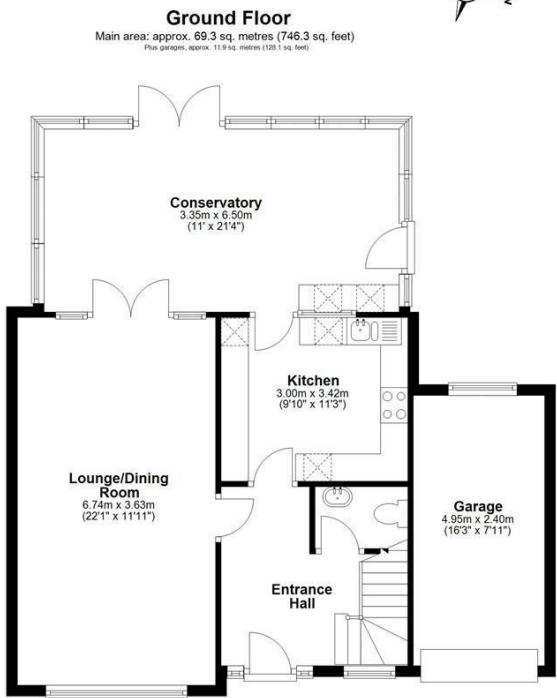
Viewings

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	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Main area: Approx. 148.2 sq. metres (1594.9 sq. feet)
Plus garages, approx. 11.9 sq. metres (128.1 sq. feet)