

# KE



21 Oxenden Park Drive, Herne Bay, CT6 8UB

£465,000

- 3 double bedroomed detached bungalow
- Ideally located close to bus route, train station and shops
- 2 reception rooms leading to garden
- Modernised throughout
- Plenty of off street parking

# 21 Oxenden Park Drive, Herne Bay CT6 8UB

Located on Oxenden Park Drive, Herne Bay, this delightful detached bungalow offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this bungalow is the double-glazed conservatory, which seamlessly connects to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space. The garden itself is a tranquil retreat, perfect for enjoying sunny days or hosting gatherings with friends and family.

This home has been modernised throughout, ensuring that it meets the needs of contemporary living while retaining its charm. The property also boasts ample off-street parking, a valuable asset in this desirable location.

Conveniently situated, the bungalow is close to essential amenities, bus routes, and the train station, making it an excellent choice for those who commute or enjoy easy access to local services. This property truly represents a wonderful opportunity to acquire a lovely home in a sought-after area. Don't miss the chance to make this bungalow your own.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Bedroom 2**

14'7 x 8'5

**Bedroom 3**

11'7 x 10'1

**Sitting Room**

14'5 x 11'8

**Bedroom 1**

13'4 x 10'6

**Bathroom**

**Kitchen**

10'7 x 8'10

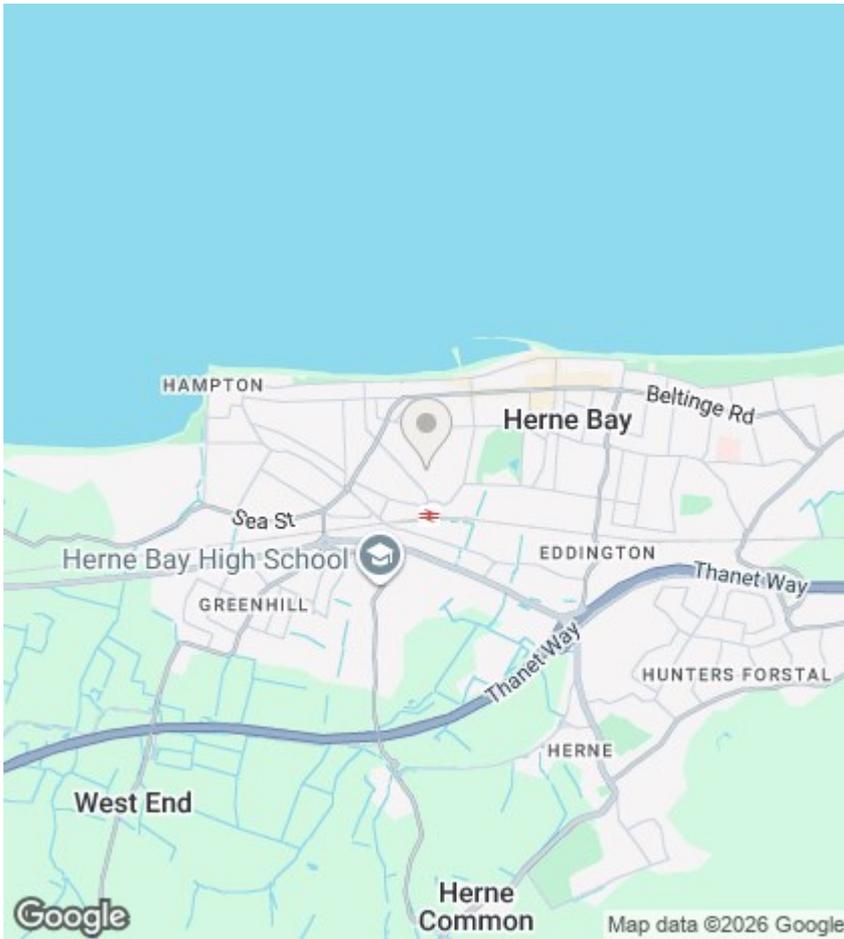
**Conservatory**

11' x 9'

## **OUTSIDE**

**Rear Garden**

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 86.4 sq. metres (929.5 sq. feet)



Total area: approx. 86.4 sq. metres (929.5 sq. feet)