

# KE



25 Dean Croft, Herne Bay, CT6 7DU

Offers In Excess Of £350,000

- Three Bedroom Semi Detached House
- Beautifully Presented
- Close Proximity To Local Primary School
- Spacious Driveway For Ample Parking

# 25 Dean Croft, Herne Bay CT6 7DU

Nestled in the sought-after Broomfield area of Herne Bay, this charming three-bedroom semi-detached house offers an ideal family home. Its prime location is perfect for Herne Primary School, making it perfect for families with young children seeking convenience and community.

Upon entering, you will be greeted by a modern kitchen and dining area fitted with appliances, designed to cater to both everyday living and entertaining. The spacious layout provides ample room for family gatherings and social occasions, ensuring that this home is as functional as it is inviting.

The property boasts three well-proportioned bedrooms, providing comfortable living spaces for the entire family. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. The good-sized garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

This residence not only meets the needs of a growing family but also benefits from its desirable location, which is known for its friendly neighbourhood and excellent local amenities. With easy access to nearby parks, shops, and transport links, this property truly encapsulates the essence of family living in Herne Bay.

In summary, this three-bedroom semi-detached house in Dean Croft is a fantastic opportunity for those looking to settle in a vibrant community. With its modern features and proximity to local schools, it is a must-see for any prospective buyer.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

10'11 x 12'5

**Kitchen/Dining Room**

11'9 x 18'5

## **FIRST FLOOR**

**Bedroom One**

9'3 x 12'2

**Bedroom Two**

11'2 x 9'6

**Bedroom Three**

7'10 x 8'10

**Bathroom**

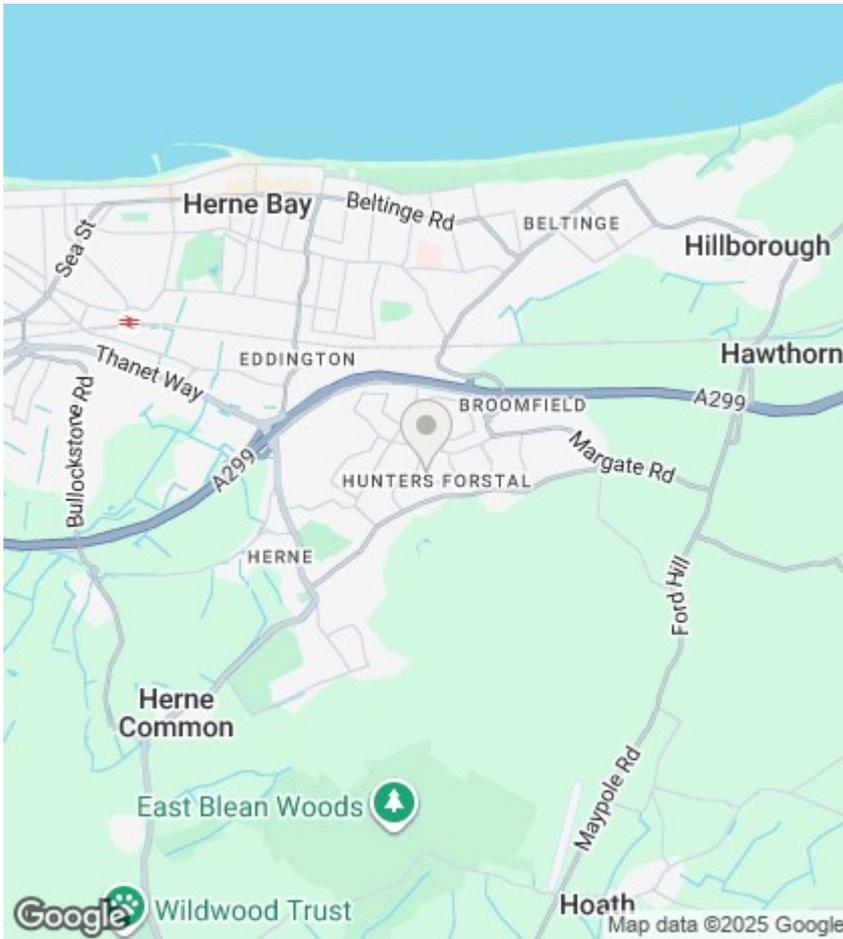
## **OUTSIDE**

**Driveway**

**Rear Garden**

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



## Viewings

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

## EPC Rating:

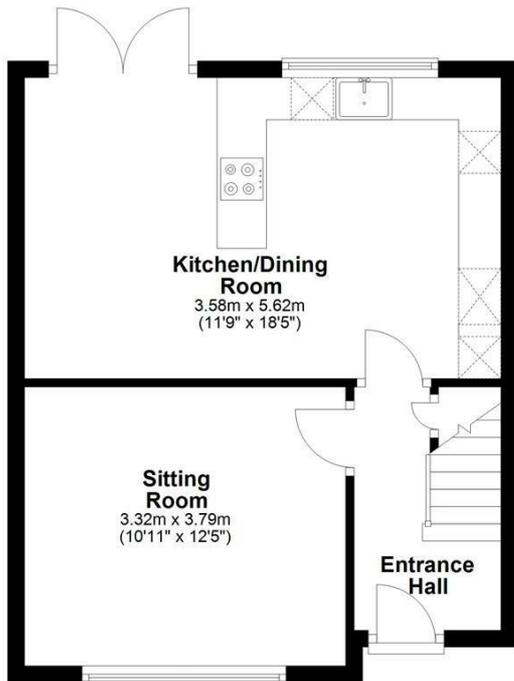
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		76	
(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	



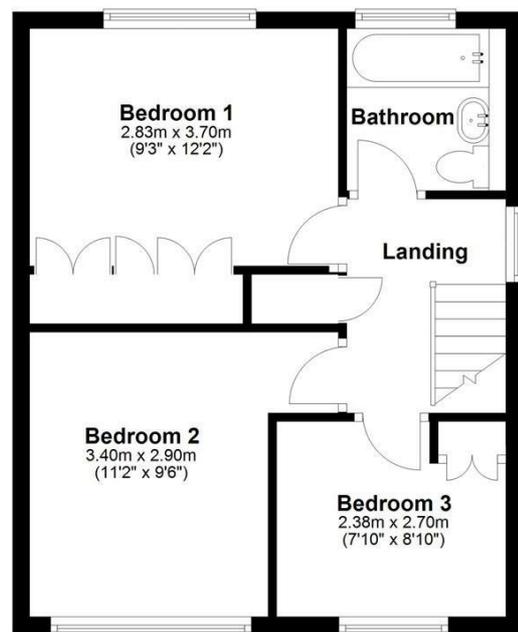
### Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 sq. feet)