

# KE



100 Hunters Forstal Road, Herne Bay, CT6 7BG

£295,000

- 3 bed semi detached chalet bungalow
- Popular location in Broomfield
- No onward chain
- Good condition throughout

# 100 Hunters Forstal Road, Herne Bay CT6 7BG

Located on Hunters Forstal Road this three bedroomed chalet house presents an excellent opportunity for those seeking a comfortable family home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-maintained interior is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside. The heart of the home features a conservatory that seamlessly connects to a generously sized rear garden, perfect for enjoying sunny days or hosting family gatherings.

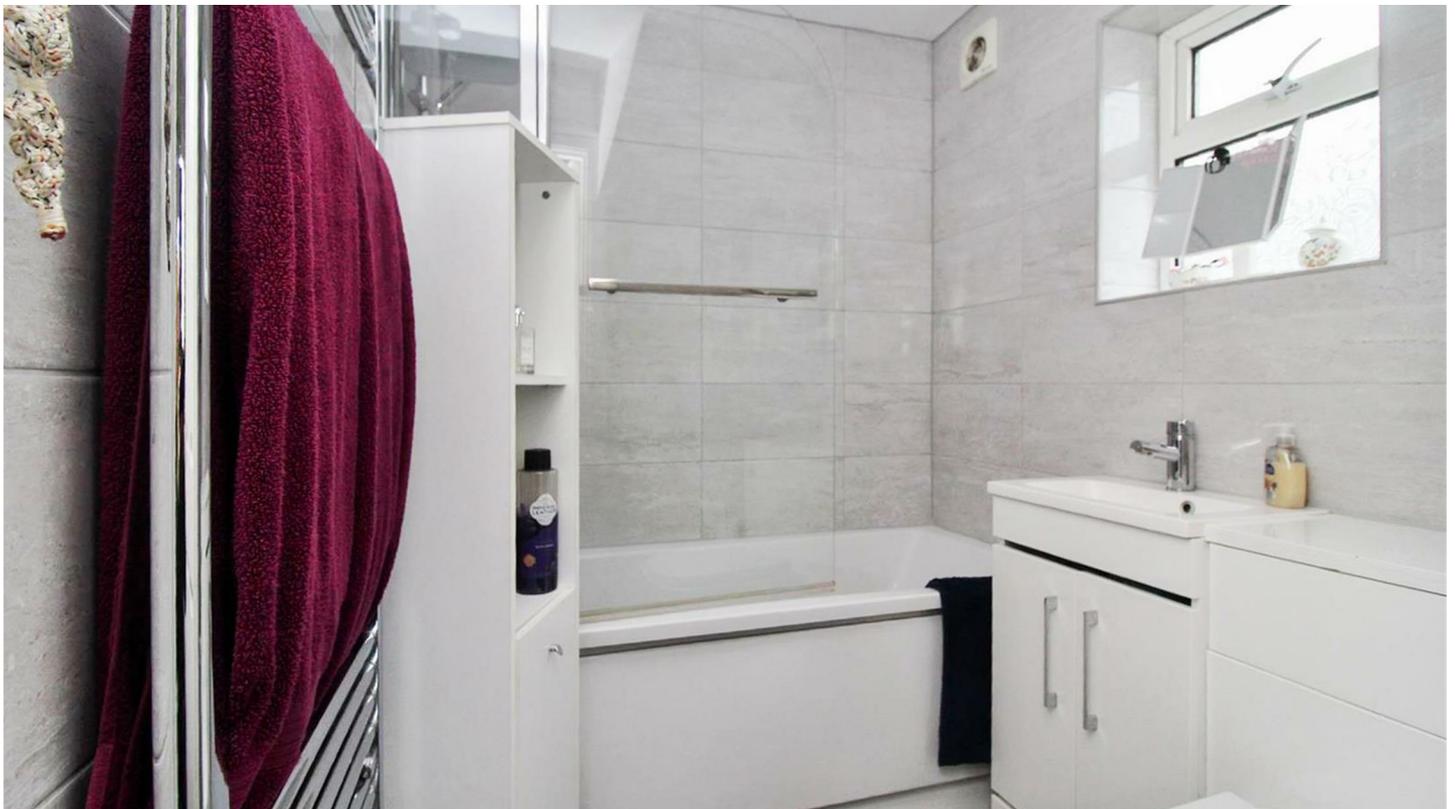
With three bedrooms, this property offers flexibility for families or those looking to create a home office or guest room. The bathroom is conveniently located downstairs catering to the needs of the household.

Additionally, the property benefits from off-street parking, a valuable asset in this desirable area. With no onward chain, you can move in without delay and start enjoying all that Herne Bay has to offer. This charming chalet bungalow is a must-see for anyone looking to settle in a peaceful yet vibrant community.

There is planning permission granted for a two storey side extension including an extended dormer to the front under the reference CA/25/00511 on Canterbury City Council Website.



Council Tax Band:



## **GROUND FLOOR**

### **Lounge/diner**

21,6 x 10,1

### **Bathroom**

### **Kitchen**

8,5 x 6,6

### **Conservatory**

12,3 x 10,5

## **FIRST FLOOR**

### **Bedroom 1**

10,9 x 9,7

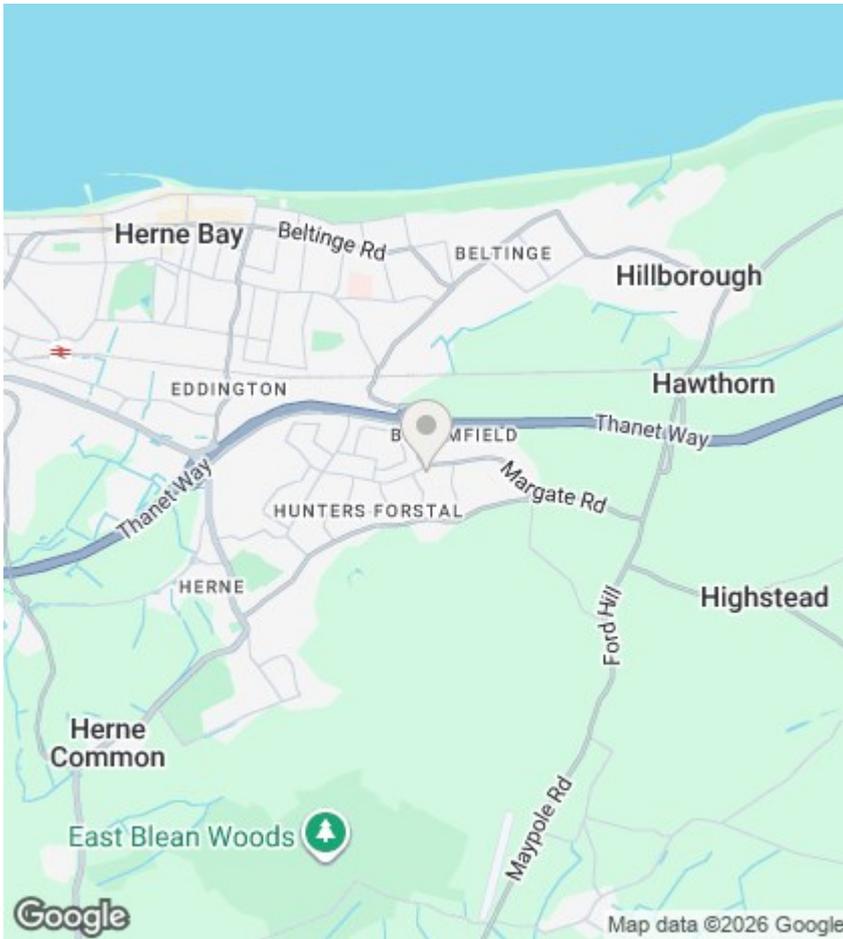
### **Bedroom 2**

11,9 x 7,9

### **Bedroom 3**

8,6 x 7,9

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

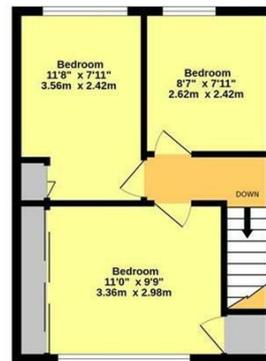
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



1st Floor



Total Area 77m Sq Or 831ft Sq

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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