

KE



31 Butterfly Avenue, Herne Bay, CT6 7GS

£375,000

- Three Bedroom Semi Detached House
- Positioned on the Modern Oxenden Park Development in Herne Bay.
- Conveniently Placed for access to Local Amenities, Schools, and Transport Links
- Immaculately Presented Throughout
- NHBC Warranty
- Driveway and Garage

31 Butterfly Avenue, Herne Bay CT6 7GS

Situated within the sought-after Oxenden Park development of Butterfly Avenue, this attractive home combines contemporary accommodation, excellent presentation and practical features, making it an ideal choice for first-time buyers, couples or families alike.

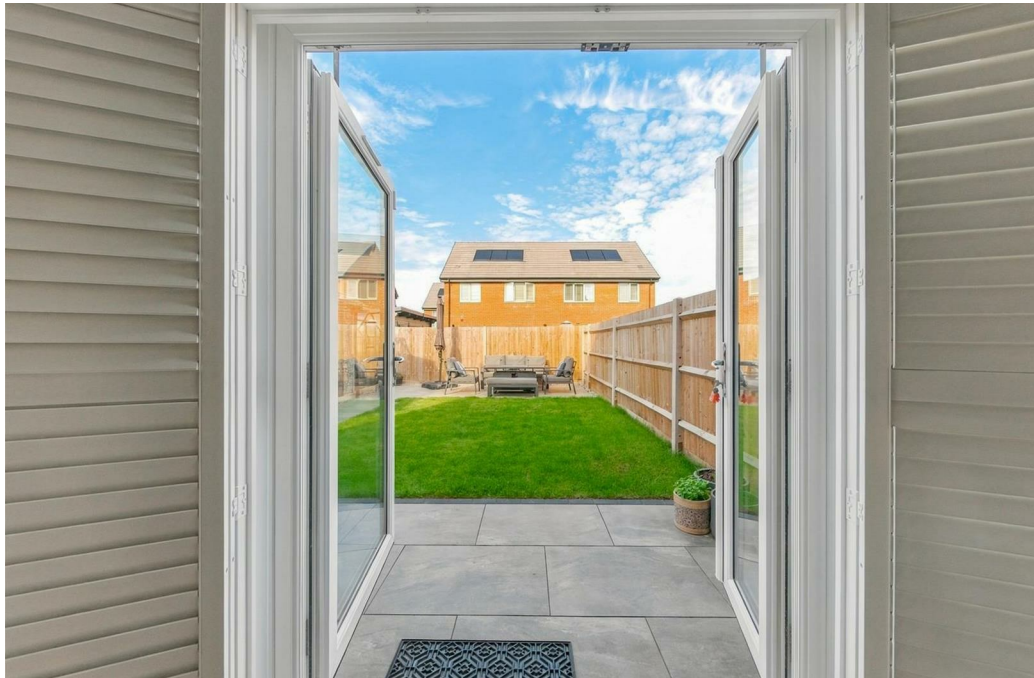
The accommodation comprises a welcoming entrance hall, a convenient downstairs WC and a bright and spacious living area. The modern fitted kitchen/dining space provides an excellent area for both everyday family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage, offering valuable additional storage and parking space.



Council Tax Band: C



GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge

16'4 x 9'8

Kitchen

18'6 x 10'8

FIRST FLOOR

Landing

Bedroom One

13'6 x 10'8

En Suite

7'10 x 6'8

Bedroom Two

11'4 x 8

Bedroom Three

10' x 8'8

Bathroom

7'7 x 6'7

OUTSIDE

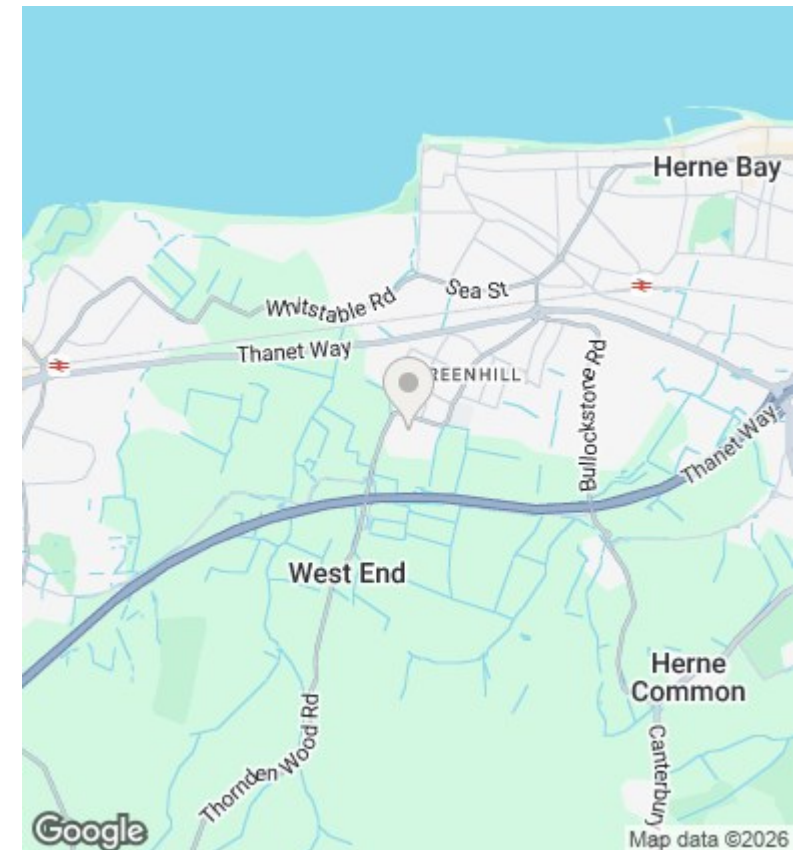
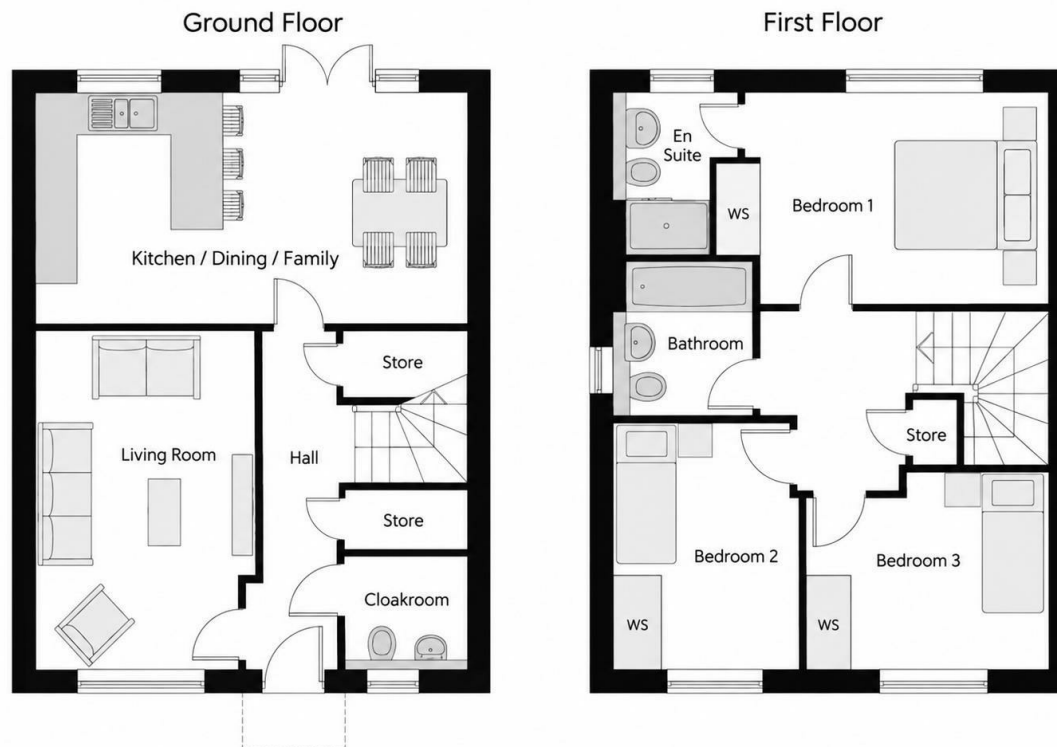
Rear Garden

Driveway and Garage

COUNCIL TAX BAND C

NB

There are no annual fees for the development until the development is finished scheduled for 2029



Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(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	