

# KE



3 The Grange Brook Close, Herne Bay, CT6 7QJ

£325,000

- Three Bedroom Semi-Detached House
- Well Presented
- En-Suite To Master Bedroom
- Close Proximity To Local Primary And Secondary Schools

# 3 The Grange Brook Close, Herne Bay CT6 7QJ

Nestled in the charming area of Brook Close, Herne Bay, this delightful house offers a perfect blend of comfort and style. With three well-appointed bedrooms spread over three floors, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a modern kitchen/diner, the hub of the home, leading into the lounge with patio doors to the rear garden.

The bedrooms are generously sized, providing ample space for personalisation and comfort. The well-presented interiors are complemented by tasteful decor, making it easy for you to envision your life in this lovely home.

The bathroom is conveniently located and designed with modern fixtures, ensuring both functionality and style.

This property is not just a house; it is a home that offers a wonderful lifestyle in a desirable location. With its proximity to local amenities and popular local primary and secondary schools, you will find everything you need within easy reach.

This well-presented house on Brook Close is a fantastic opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming property your own.



Council Tax Band: C



## **GROUND FLOOR**

**Kitchen/Diner**

12'8 x 11'3

**Inner Hallway**

**Downstairs Cloakroom**

**Lounge**

17'0 x 11'4

## **FIRST FLOOR**

**Landing**

**Bedroom One**

13'9 x 11'5

**En-Suite Shower Room**

**Bedroom Two**

11'4 x 9'5

**Bathroom**

## **SECOND FLOOR**

**Landing**

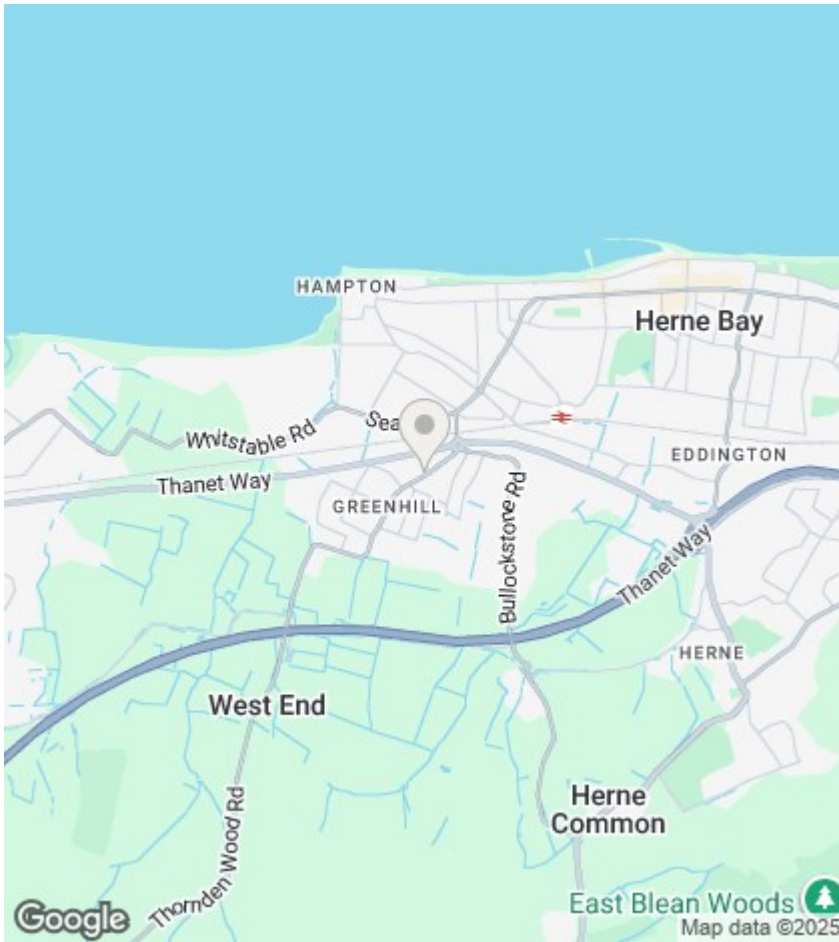
**Bedroom Three**

11'5 x 11'4

## **OUTSIDE**

**Driveway**

**Rear Garden**



## Viewings

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

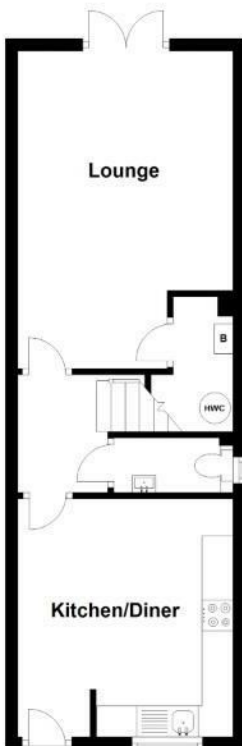
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(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	

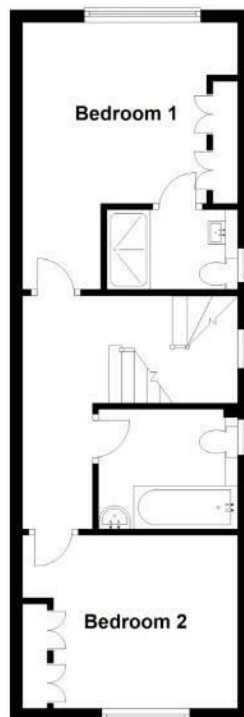
### Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



### Second Floor

Approx. 16.3 sq. metres (175.0 sq. feet)

