

# KE



17 Malvern Park, Herne Bay, CT6 6LW

Offers In Excess Of £450,000

- Beautifully Presented Four Bedroom Detached House
- Four Generous Size Bedrooms
- Ample Off Road Parking
- Kitchen/Breakfast Room

# 17 Malvern Park, Herne Bay CT6 6LW

This beautifully presented four-bedroom detached home, located in the ever-popular Malvern Park area of Herne Bay, offers spacious, modern living just moments from the coast.

Inside, the property boasts a generous open-plan living and dining area, perfect for both family life and entertaining guests. The space is light-filled and welcoming, with views leading out to the immaculate rear garden. The contemporary kitchen is a real standout—featuring shaker-style cabinetry, integrated appliances, ample storage, and a charming breakfast nook. The downstairs also benefits from a stylish entrance hall and a modern cloakroom.

Upstairs, you'll find four well-proportioned bedrooms, alongside a sleek family bathroom and an additional shower room—ideal for busy households.

Step outside into a private, landscaped garden, bordered with mature trees and lush greenery, offering the perfect setting for summer BBQs, outdoor dining, or peaceful relaxation. A paved patio area provides a seamless extension of the indoor living space.

To the front, there is ample off-road parking and a garage with roller shutter door.

Set in a peaceful and friendly neighbourhood, this home is ideally located close to local schools, shops, parks, and the stunning Herne Bay seafront—offering the best of both convenience and coastal living.



Council Tax Band: E



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen**

19'6 x 8'8

**Breakfast Area**

7'2 x 8'

**Sitting Room**

21'3 x 10'8

**Dining Area**

9'9 x 10'8

## **FIRST FLOOR**

**Bedroom One**

13'4 x 9'9

**Bedroom Two**

13'4 x 8'1

**Shower Room**

6'5 x 8'

**Bedroom Three**

9'9 x 12'4

**Bedroom Four**

7'1 x 9'8

**Bathroom**

6'7 x 7'

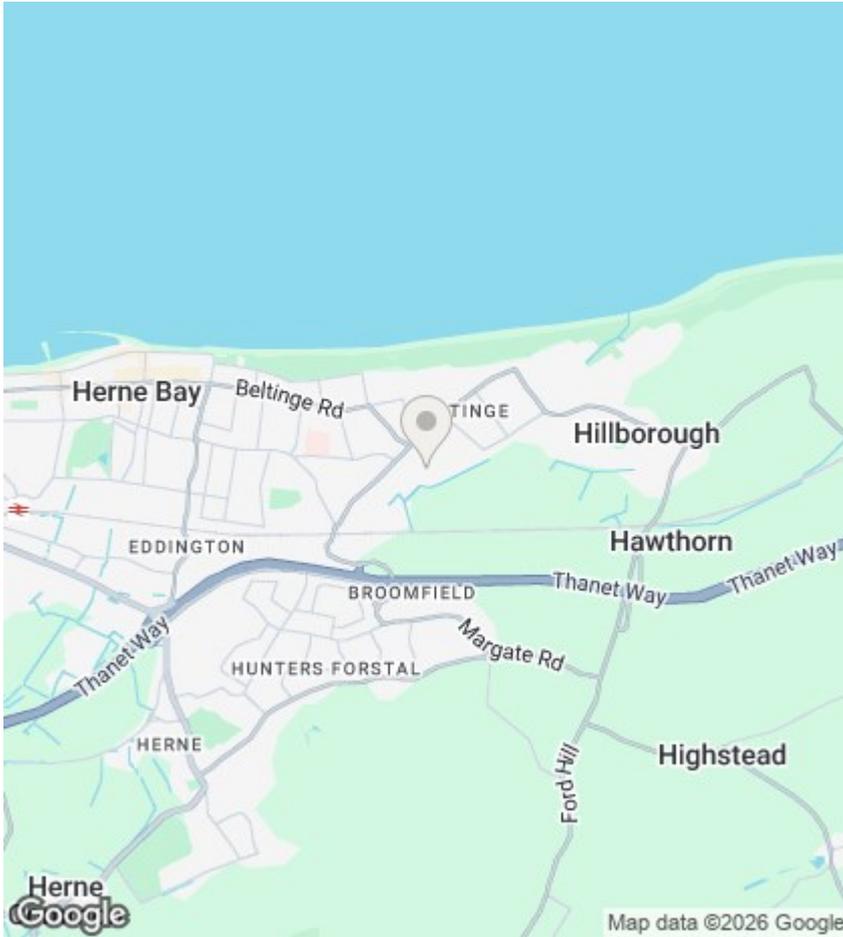
## **OUTSIDE**

**Garden**

**Garage**

15'9 x 8

**COUNCIL TAX BAND E**



## Viewings

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

## EPC Rating:

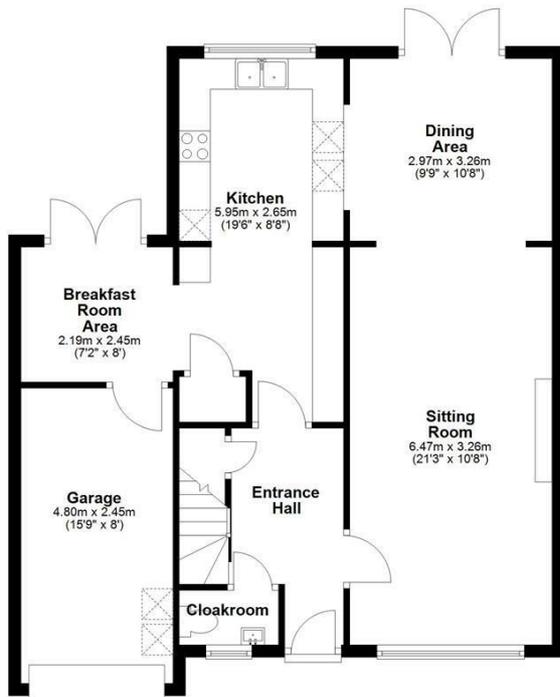
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



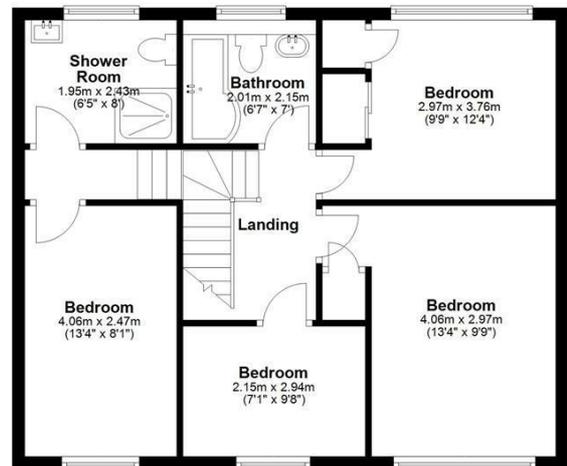
### Ground Floor

Main area: approx. 62.9 sq. metres (677.4 sq. feet)  
Plus garages: approx. 11.8 sq. metres (126.9 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.9 sq. feet)



Main area: Approx. 123.7 sq. metres (1331.3 sq. feet)  
Plus garages: approx. 11.8 sq. metres (126.6 sq. feet)