

# KE



9 Sunningdale Walk, Herne Bay, CT6 7TR

Offers In Excess Of £375,000

- 3/4 bedroomed extended family home
- Vacant possession/no onward chain
- Integral garage
- Spacious living accommodation
- Quiet cul de sac close to amenities and schools



# 9 Sunningdale Walk, Herne Bay CT6 7TR

Welcome to this delightful extended family home located in the sought-after development of The Fairway, nestled within a tranquil cul de sac on Sunningdale Walk, Herne Bay. This charming house boasts three well-proportioned bedrooms, with the potential to utilise a fourth bedroom, offering versatile living accommodation to suit your family's needs.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings at home.

An integral garage adds to the practicality of this home, providing secure parking and additional storage options. The property is offered with vacant possession and no onward chain, making it an ideal choice for those looking to move in without delay.

Situated in a popular area, this home is not only a peaceful retreat but also conveniently located near local amenities, schools and transport links. Whether you are a growing family or seeking a spacious residence, this property presents an excellent opportunity to create lasting memories in a lovely community. Do not miss the chance to make this house your new home.



3



2



2



D

Council Tax Band: C



## GROUND FLOOR

Hallway

WC

Living Room

11'5 x 19'7

Dining Room

14'5 x 17'8

Kitchen

9'6 x 7'1

Bedroom 4 / Reception

8 x 13'8

Utility Room

8 x 5'3

## FIRST FLOOR

Bedroom 3

11'3 x 6'4

Bedroom 2

8'3 x 8'2

Bedroom 1

15 x 9'8

En-Suite

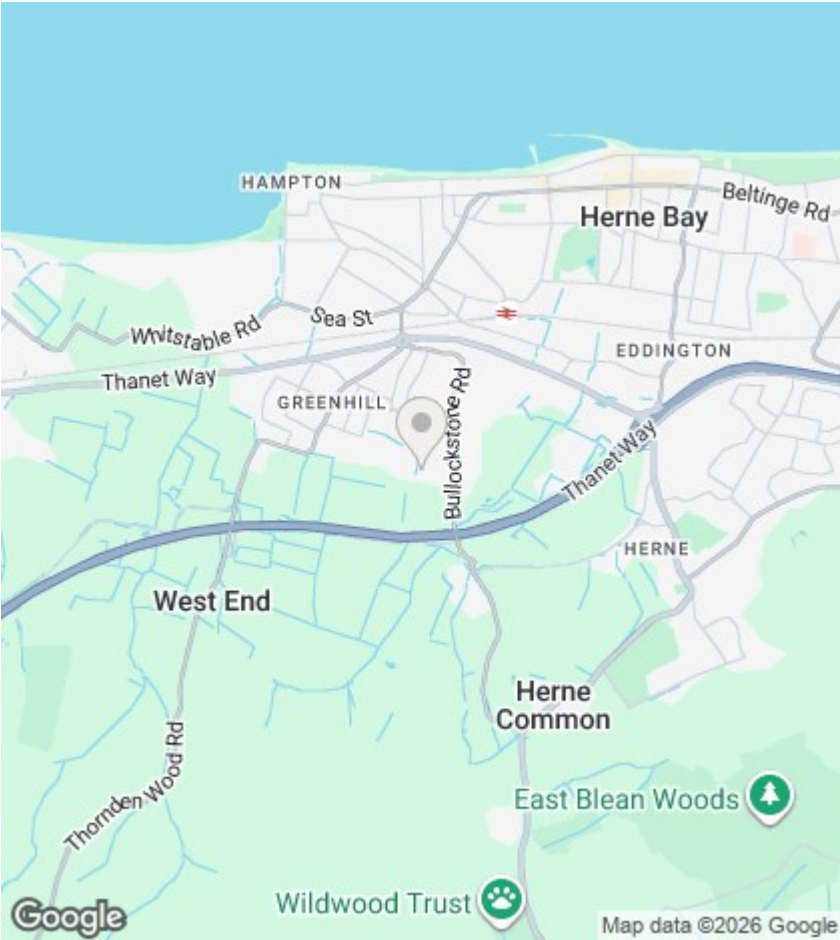
## OUTSIDE

Driveway

Garage

Rear Garden

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	