

# KE



## 19 Kingfisher Court, Herne Bay, CT6 7PL

Offers In Excess Of £375,000

- Well-presented three-bedroom link-detached family home
- Presented in good condition throughout
- Spacious and versatile living accommodation with two reception rooms
- Conveniently located close to local schools and bus links to coastal Herne Bay and The City of Canterbury
- Downstairs cloakroom and family bathroom
- Close To The Beautiful Coastline And The Beach

# 19 Kingfisher Court, Herne Bay CT6 7PL

This three-bedroom link detached house is located in Kingfisher Court, Herne Bay. This property offers a wonderful blend of comfort and practicality, making it an ideal family home.

As you enter, you will find spacious living accommodation that is perfect for both relaxation and entertaining. The property boasts a lounge leading to a good size kitchen/diner and separate dining room that provides an excellent space for family meals or hosting guests. The good-sized kitchen/diner is well-equipped and offers a welcoming atmosphere for culinary adventures.

The three bedrooms are generously proportioned, ensuring ample space for rest and personalisation. The layout of the house is designed to maximise comfort, with good-sized accommodation throughout, making it suitable for families of all sizes.

Situated conveniently close to Herne Bay High Secondary School, this property is perfect for families with school-age children, providing easy access to quality education. The surrounding area offers a pleasant community feel, with local amenities and the beautiful coastline of Herne Bay just a short distance away.

This link detached house presents an excellent opportunity for those seeking a spacious and well-located family home in Herne Bay. Do not miss the chance to make this delightful property your own.



Council Tax Band:



## **Ground Floor**

### **Hallway**

Double glazed door, cupboard understairs

### **Sitting Room**

10'4" x 15'3"

Double glazed window to front

### **Kitchen / Breakfast Room**

11'0" x 18'6"

Double glazed window to rear, sink and drainer, selection of matching wall and base units, fitted oven, fitted hob

### **Dining Room**

10'0" 9'2"

Double glazed window and door to rear garden

## **First Floor**

### **Landing**

Cupboard

### **Bedroom One**

11'5" x 11'5"

Double glazed window to front

### **Bedroom Two**

10'0" x 11'5"

Double glazed window to rear

### **Bedroom Three**

8'5" x 6'11"

Double glazed window to front

### **Bathroom**

5'10" x 7'0"

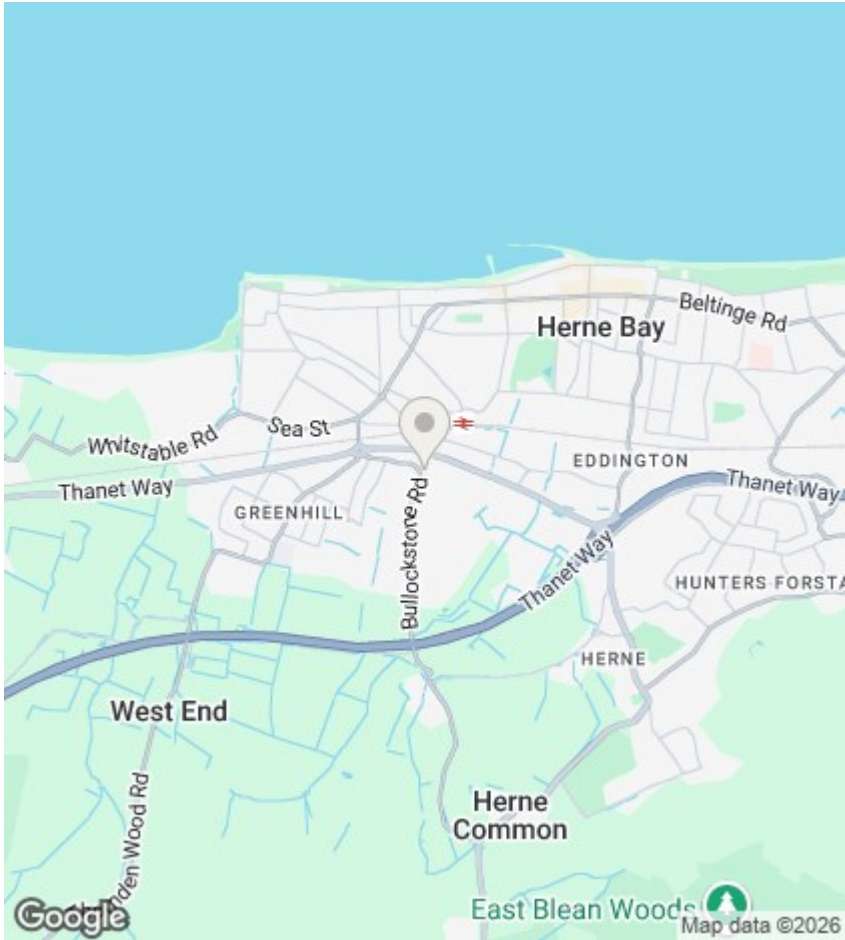
Double glazed window to rear, panelled bath, low level wc, wash hand basin

### **Garage**

18'0" x 8'10"

### **Outside**

Enclosed frontage, ample driveway to garage plus enclosed rear garden



## Viewings

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

## EPC Rating:

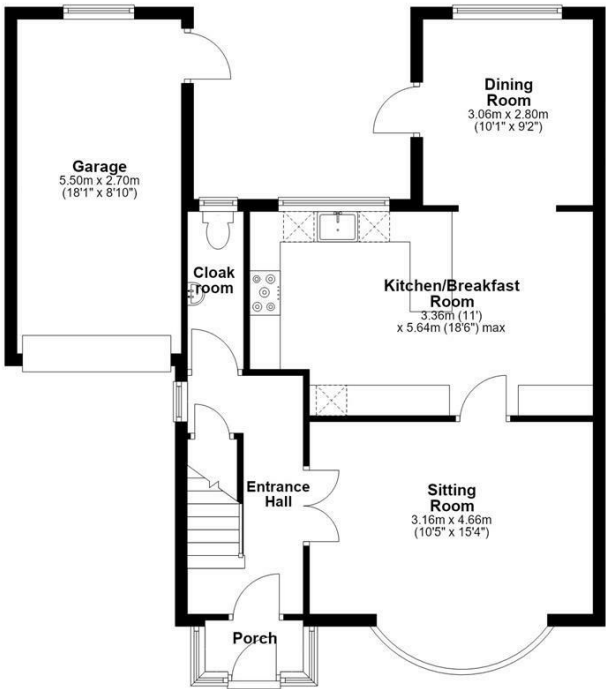
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



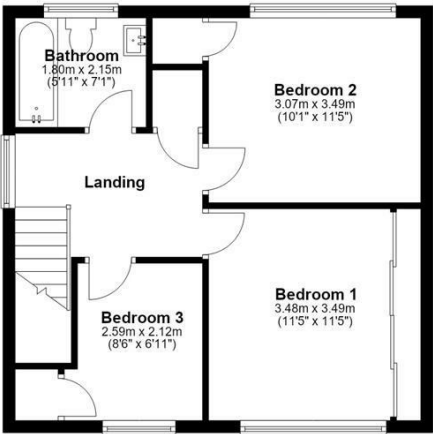
### Ground Floor

Main area: approx. 55.1 sq. metres (592.8 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.0 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Main area: Approx. 99.5 sq. metres (1070.9 sq. feet)  
Plus garages, approx. 14.9 sq. metres (160.0 sq. feet)