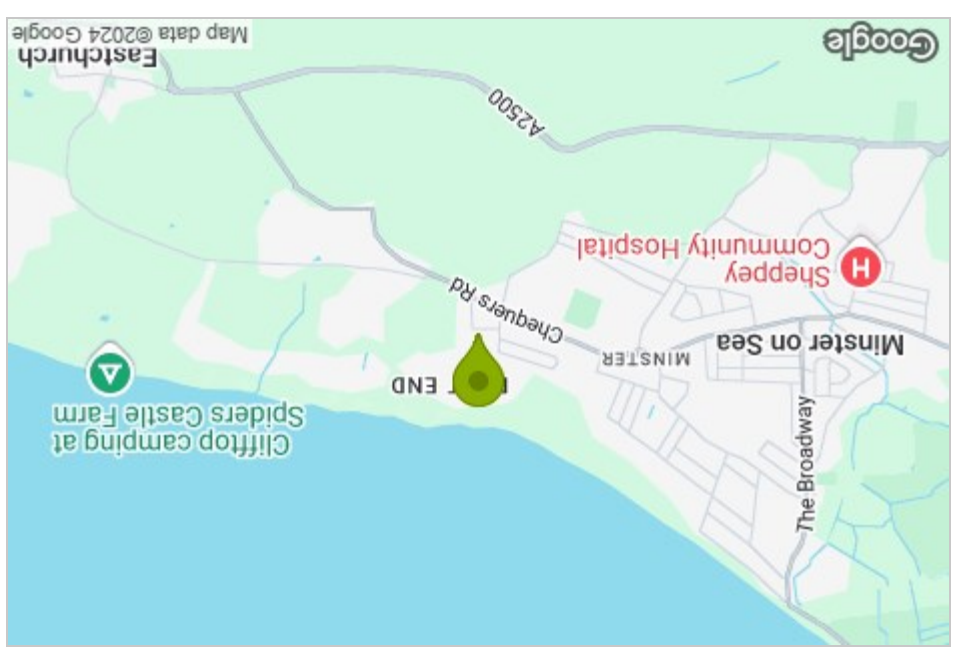


Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

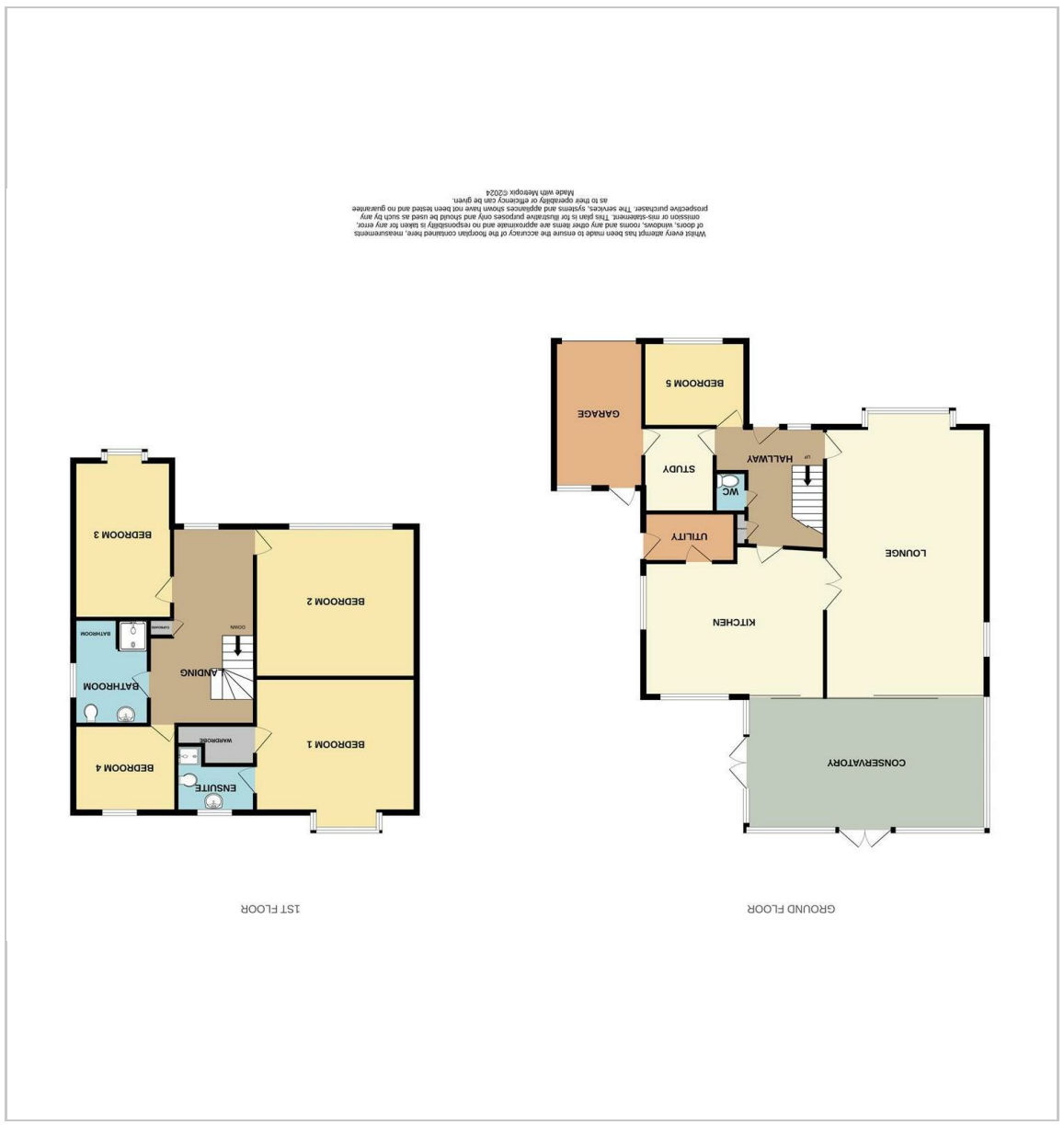
**Viewing**

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower CO2 emissions	Very energy efficient - lower running costs
(92 plus) A	(1-20) A
(81-91) B	(21-30) B
(69-80) C	(31-40) C
(55-68) D	(41-50) D
(39-54) E	(51-60) E
(21-38) F	(61-70) F
(1-20) G	(71-80) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher running costs
Current	Potential

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



11 Oak Avenue  
 Minster On Sea, Sheerness, ME12 3QT  
**Offers over £675,000**



# 11 Oak Avenue



- Five Bed
- Large Garden
- Detached House
- Gas Central Heating
- Parking For Multiple Cars
- EPC Rating C
- Garage
- Close To Local Amenities
- Conservatory With Under Floor Heating

## Description

James Perry welcome you to Oak Avenue, Minster On Sea, Sheerness - a stunning property that offers the perfect blend of comfort and luxury. This 5-bedroom detached house is situated on a large plot, providing ample space for you and your family to enjoy.

As you step inside, you'll be greeted by an open plan kitchen that is not only spacious but also perfect for entertaining guests. The kitchen seamlessly flows into a beautiful conservatory, allowing natural light to flood the space and creating a warm and inviting atmosphere. On the first floor you have 4 bedrooms and also benefit from an ensuite in the master bedroom with a family bathroom on this floor.

One of the standout features of this property is the parking available for multiple cars, along with a garage for added convenience. Say goodbye to the hassle of searching for parking spaces - you'll have plenty of room for all your vehicles right at your doorstep.

The back garden is very spacious with a large patio decking for relaxing or entertaining your guests all year round.

Whether you're looking for a peaceful retreat or a place to host gatherings with friends and family, this property has it all. Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the charm of Oak Avenue for yourself.

Minster On Sea, Sheerness, ME12 3QT

