

# KE



3 Brooklands Close, Herne Bay, CT6 8AW

£425,000

- Two Bedroom Detached Bungalow
- Walking distance to beach, amenities and local transport
- Peaceful Location nestled in Studd Hill
- Vacant possession/No onward chain



## 3 Brooklands Close, Herne Bay CT6 8AW

Nestled in the tranquil setting of Studd Hill, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property is set in a quiet neighbourhood, allowing for a serene lifestyle while still being within easy reach of local amenities and the beautiful coastline. This delightful home presents an excellent opportunity for those looking to enjoy single-storey living in a sought-after area. Being offered with vacant possession and on onward chain.



2



1



1



B

Council Tax Band: C



## **GROUND FLOOR**

### **Entrance Hall**

### **Bedroom One**

16'4 x 8'11

### **Bedroom Two**

12'2 x 8'11

### **Living Room**

16'1 x 11'1

### **Kitchen**

12'9 x 11'5

### **Shower Room**

7'2 x 6'6

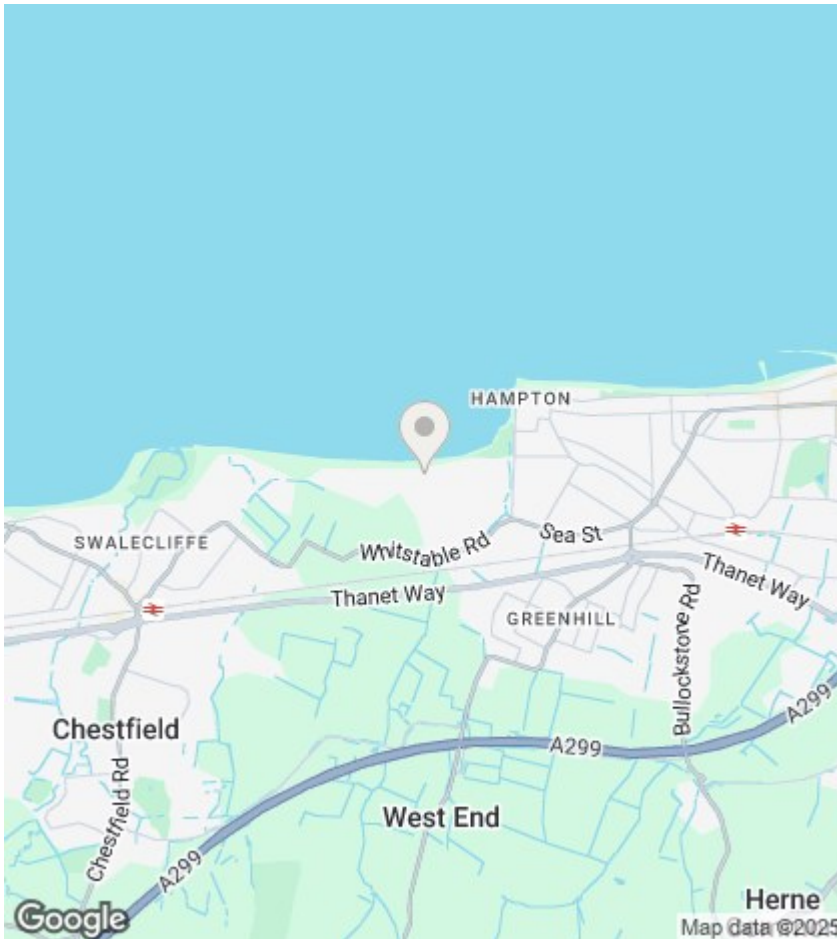
## **OUTSIDE**

### **Rear Garden**

Generous sized rear garden

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



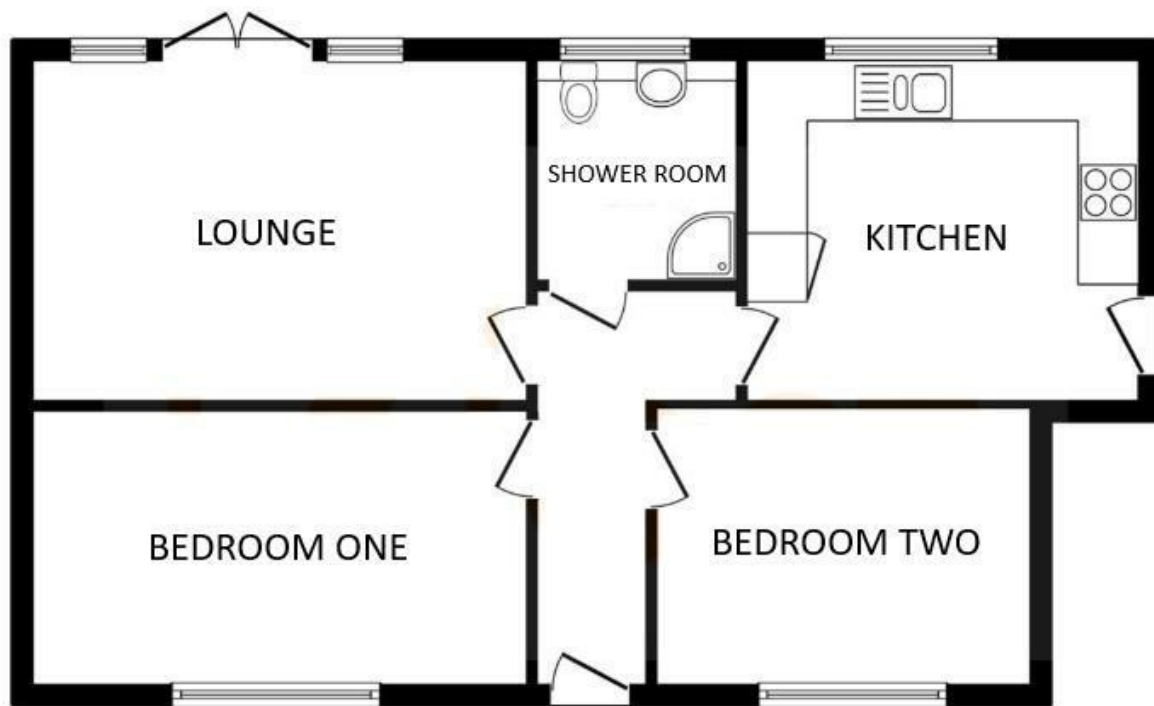
## Viewings

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

## EPC Rating:

B

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



## Floor Plan

Floor area 64.9 m<sup>2</sup> (699 sq.ft.)