



4 Wrentham Avenue, Herne Bay, CT6 7UU

Offers In Excess Of £325,000

- Three Bedroom Semi-Detached Home
- Popular Location In Greenhill Within Walking Distance to Primary and Secondary Schools
- Three Reception Rooms
- Off Road Parking to the Front of the Property

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Located in the ever-popular Greenhill area, this impressive three/four bedroom semi-detached home is perfect for families. Ideally positioned, it's just a short stroll to an excellent primary school and the highly regarded Herne Bay High School, making it an ideal choice for those with children. The stunning Herne Bay seafront and promenade are also just over a mile away.

Inside, the property offers a spacious and flexible layout. The ground floor features a well-appointed kitchen, a generous sitting room, and a separate dining room—which could easily serve as a fourth bedroom or home office. To the rear, a double-glazed conservatory opens out to a sunny, low-maintenance garden, perfect for outdoor entertaining. Upstairs, you'll find a spacious primary bedroom, two further bedrooms, and a modern family bathroom.

Externally, the home boasts a pretty rear garden and a driveway at the front providing off-street parking. An internal viewing is highly recommended to fully appreciate the size, flexibility, and condition of this fantastic family home.



Council Tax Band: C



GROUND FLOOR

Entrance Hallway

Dining Room

14'4" x 7'2"

Kitchen

11'7" x 7'1"

Sitting Room

10'8" x 18'6"

Conservatory

12'0" x 8'2"

FIRST FLOOR

Landing

Bedroom One

11'10" x 8'9"

Bedroom Two

8'11" x 9'7"

Bedroom Three

8'2" x 8'11"

Bathroom

OUTSIDE

Rear Garden

Driveway

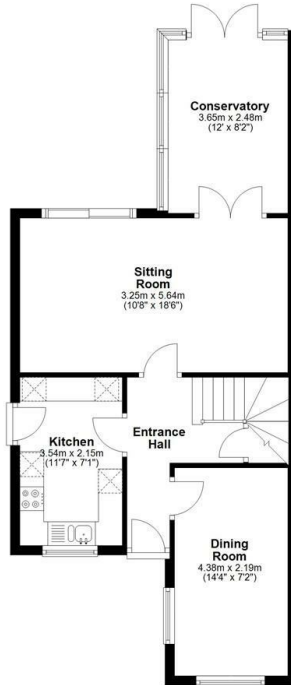
COUNCIL TAX BAND C

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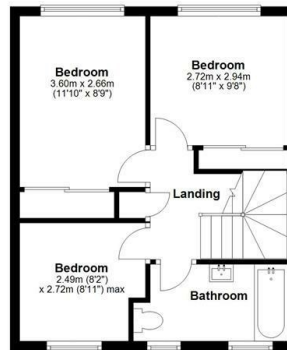
At the time of advertising these are draft particulars awaiting approval of our sellers.



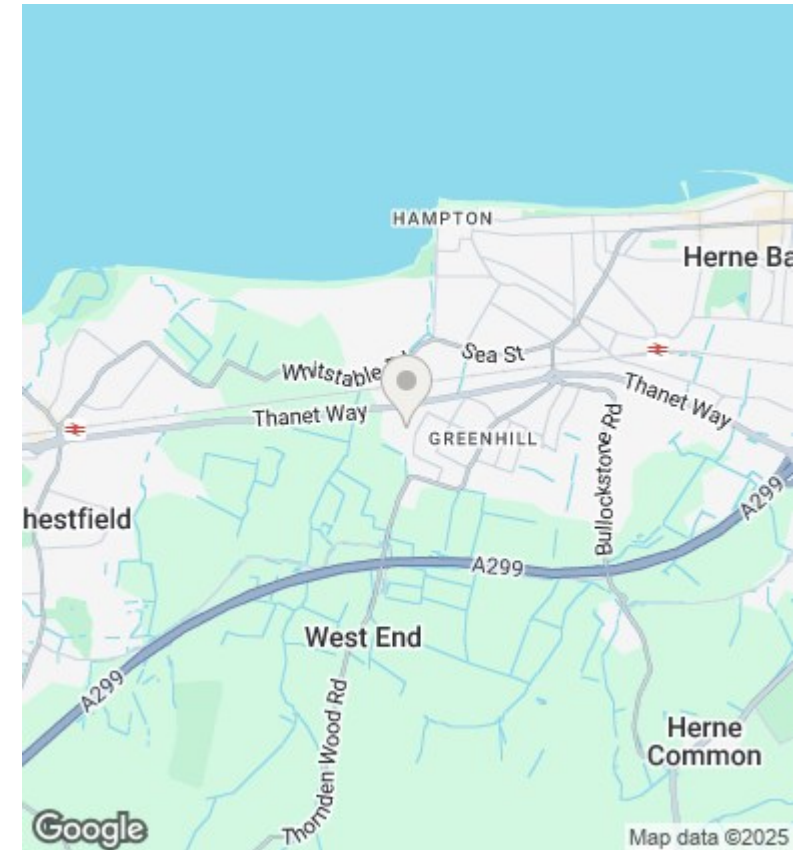
Ground Floor
Approx. 53.8 sq. metres (579.6 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 92.8 sq. metres (999.1 sq. feet)



Viewings

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

Council Tax Band

C

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