

# KE



23 Bancord Avenue, Herne Bay, Kent, CT6 5EN

Offers In Excess Of £450,000

- Four Bedroom Detached House
- Beautifully Presented
- En-Suite To Master Bedroom
- Prime Position Overlooking Newly Developed Green Space



# 23 Bancord Avenue, Herne Bay CT6 5EN

Situated on Bancord Avenue, Herne Bay, this immaculate four-bedroom detached family home offers a perfect blend of comfort and convenience. Approximately 7 years old this property is in excellent condition throughout, making it an ideal choice for families seeking a modern living space.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen and dining area are designed for family gatherings, while the four generously sized bedrooms ensure ample space for everyone. The master bedroom boasts the added luxury of an en suite bathroom, providing a private retreat for parents.

The property also features two well-maintained bathrooms, catering to the needs of a busy family. Outside, there is a garage and parking available, a valuable asset in this sought-after area.

Situated in a popular development, this home is conveniently located near local schools and amenities, making it an excellent choice for families. With its peaceful surroundings and modern features, this detached house on Bancord Avenue is a wonderful opportunity for those looking to settle in Herne Bay. Don't miss the chance to make this delightful property your new home.



Council Tax Band: E



**GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Living Room**

16'3 x 11'3

**Kitchen/Dining Room**

19'4 x 14'11

**FIRST FLOOR**

**Landing**

**Bedroom One**

14'3 x 10'6

**En-Suite**

**Bedroom Two**

11'11 x 9'4

**Bedroom Three**

9'8 x 8'5

**Bedroom Four**

8'9 x 9'7

**Bathroom**

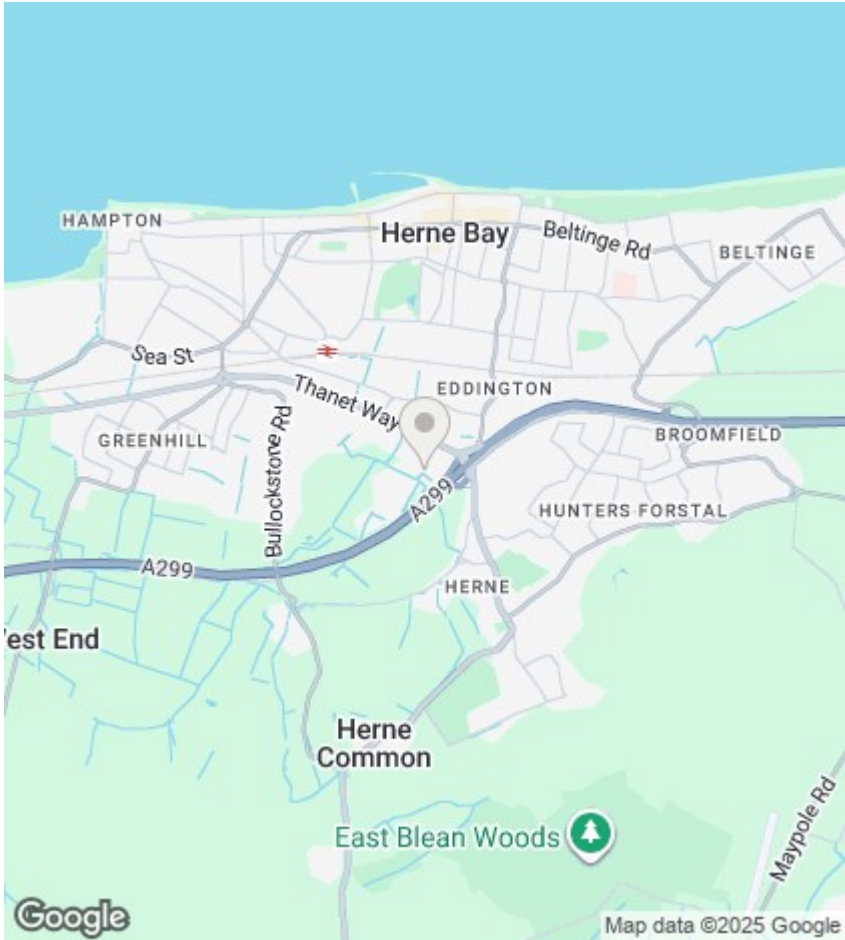
**OUTSIDE**

**Driveway**

**Garage**

**Rear Garden**

**COUNCIL TAX BAND E**



## 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>                          |                         | 94        |
| (81-91) <b>B</b>                            | 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 |           |

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Approximate Gross Internal Area (Including Low Ceiling) = 111 sq m / 1195 sq ft  
Garage = 17 sq m / 180 sq ft

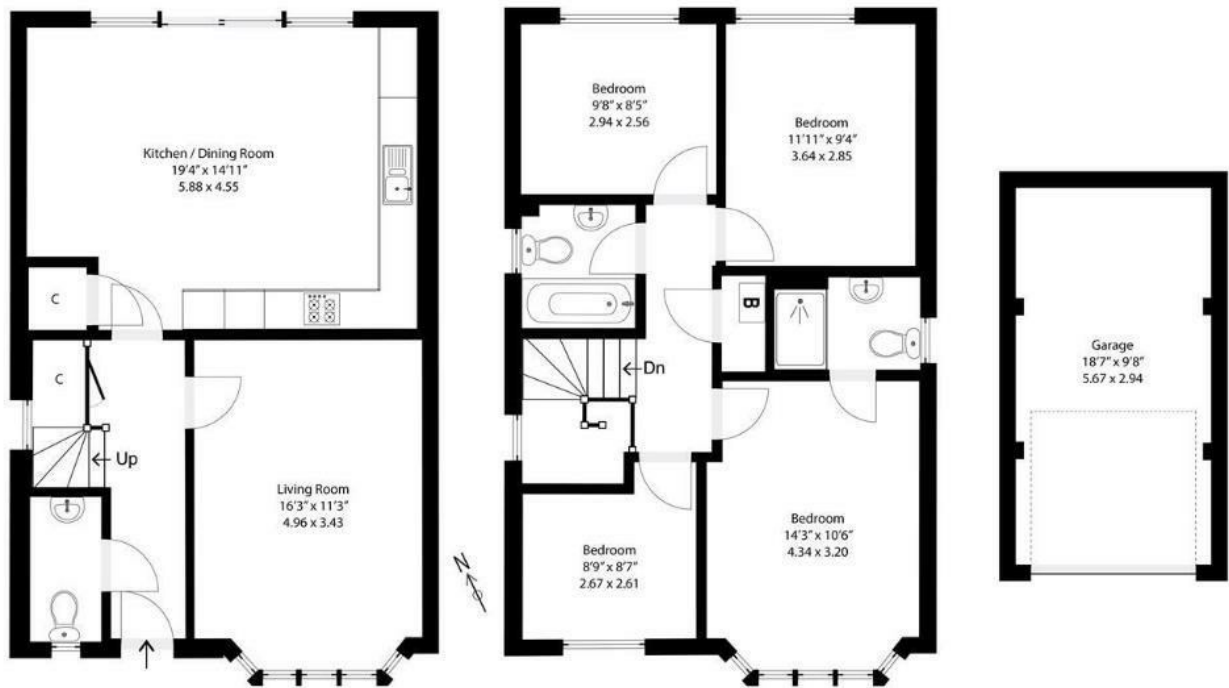


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.