

# KE



9 Daimler Avenue, Herne Bay, CT6 8AE

£625,000

- Beautifully Presented Three Bedroom Detached Chalet-House
- Integral Garage
- Open Plan Kitchen/Diner/Living Space
- Generous Sized Rear Garden

# 9 Daimler Avenue, Herne Bay CT6 8AE

This modern detached chalet house on Daimler Avenue offers a perfect blend of comfort and style. With three spacious double bedrooms, two of which boast en-suite bathrooms, this property is ideal for families or those who enjoy hosting guests.

The heart of the home is the open-plan family room, which provides a welcoming space for relaxation and entertainment. The separate utility room adds convenience to daily living, ensuring that chores can be managed with ease. The integral garage offers additional storage or parking options, while the lounge provides a cosy retreat for quieter moments.

Outside, the property features a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. Ample parking is available, making it easy for you and your visitors to come and go without hassle.

This delightful chalet house combines modern living with practical amenities, making it a wonderful opportunity for anyone looking to settle in the charming coastal town of Herne Bay. Don't miss the chance to make this lovely property your new home.



3



3



2



B

Council Tax Band: E





## **GROUND FLOOR**

### **Entrance Hall**

### **Living Room**

12'7 x 15'5

### **Kitchen/Dining Room**

16'7 x 32'9

### **Utility**

10'5 x 6'6

### **Cloakroom**

### **Internal Garage**

17'6 x 12'5

## **FIRST FLOOR**

### **Landing**

### **Bedroom One**

17'10 x 13'2

### **En-Suite Bathroom**

### **Bedroom Two**

13'4 x 15'5

### **Bedroom Three**

12'6 x 10'2

### **En-Suite Shower Room**

### **Bathroom**

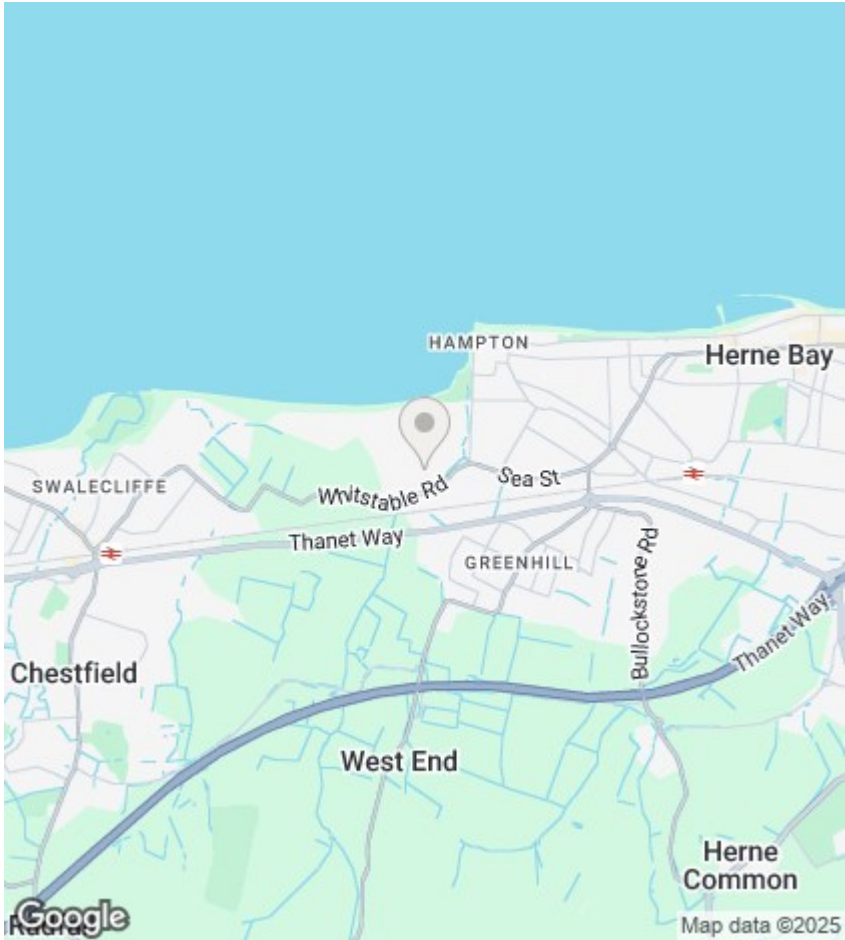
8' x 8'

### **Driveway**

### **Rear Garden**

## **COUNCIL TAX BAND E**

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.

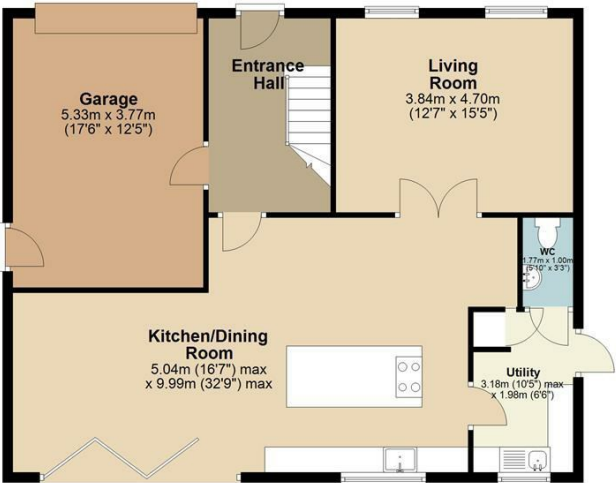
## EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 93                      |
| (81-91) <b>B</b>                            | 85      |                         |
| (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 |

### Ground Floor

Approx. 99.6 sq. metres (1072.6 sq. feet)



### First Floor

Approx. 88.2 sq. metres (949.7 sq. feet)



Total area: approx. 187.9 sq. metres (2022.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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