

# KE



**9 Ravensbourne Avenue, Herne Bay, CT6 7ET**

**£450,000**

- Five Bedroom Detached House
- Substantially Large Garden
- Conservatory
- End Of Chain

# 9 Ravensbourne Avenue, Herne Bay CT6 7ET

This modern four/five bedroom detached family home is ideally suited for modern family living. Nestled in a desirable residential area in Herne, this impressive home offers a perfect blend of comfort, space, and versatility. The layout of this property offers a hallway leading to a modern kitchen/diner perfect for entertaining guests this then leads to a cloakroom, fifth bedroom/playroom, utility room, lounge and conservatory offering plenty of living space for all the family. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. Externally, there is an impressive and large rear garden which enjoys a patio and lawned area plus ample storage space with two out buildings. This property is perfect for growing families looking for space, comfort, and a home they can make their own and is being offered with vacant possession and no onward chain.



Council Tax Band: D



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen/Dining Room**

19'1 x 10'7

**Family Room/Bedroom Five**

18'2 x 7'9

**Utility Room**

6'6 x 7'9

**Living Room**

10'9 x 17'7

**Garden Room**

10' x 9'3

## **FIRST FLOOR**

**Landing**

**Bedroom One**

13'5 x 9'6

**Bedroom Two**

10'9 x 10'7

**Bedroom Three**

10'9 x 6'4

**Bedroom Four**

9'9 x 7'5

**Bathroom**

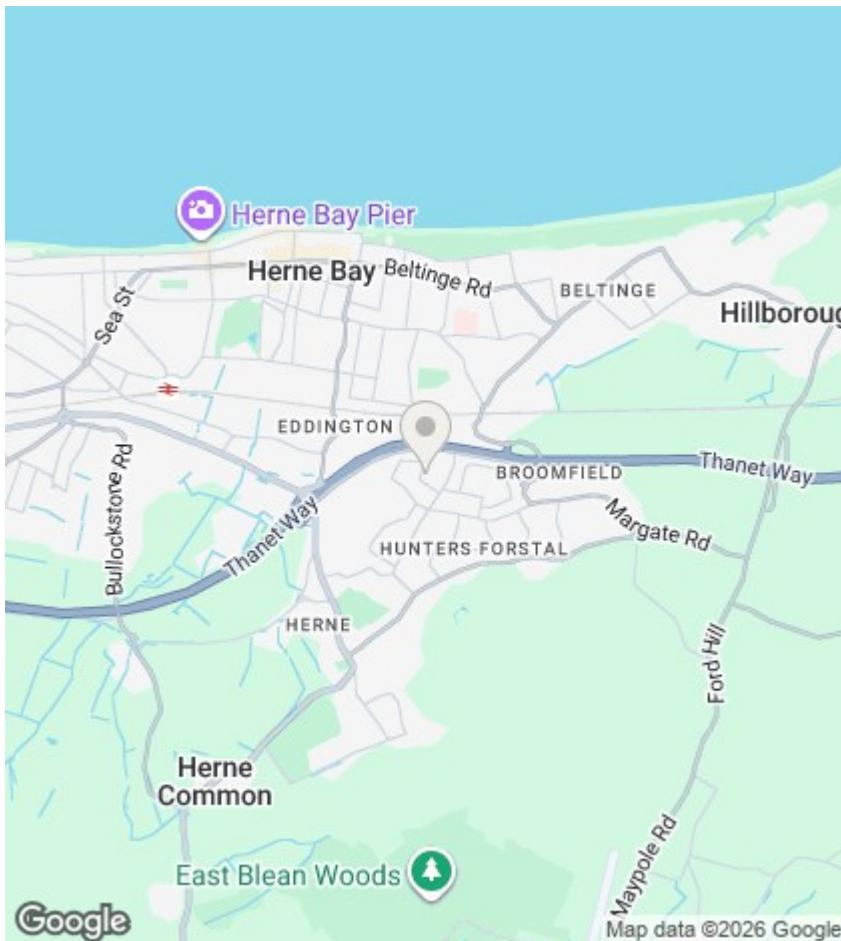
5'4 x 7'3

## **OUTSIDE**

**Rear Garden**

**Driveway**

**COUNCIL TAX BAND D**

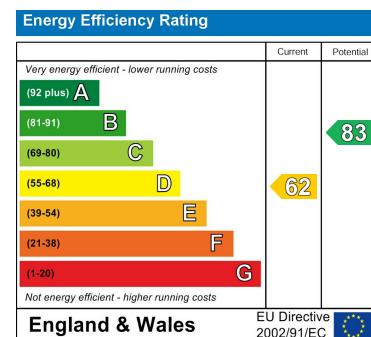


## Viewings

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

## EPC Rating:

D



**Ground Floor**  
Approx. 85.4 sq. metres (919.6 sq. feet)



Total area: approx. 133.8 sq. metres (1439.7 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.

Plan produced using PlanUp.

**First Floor**  
Approx. 48.3 sq. metres (520.1 sq. feet)

