

# 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.



5



1



2



D

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

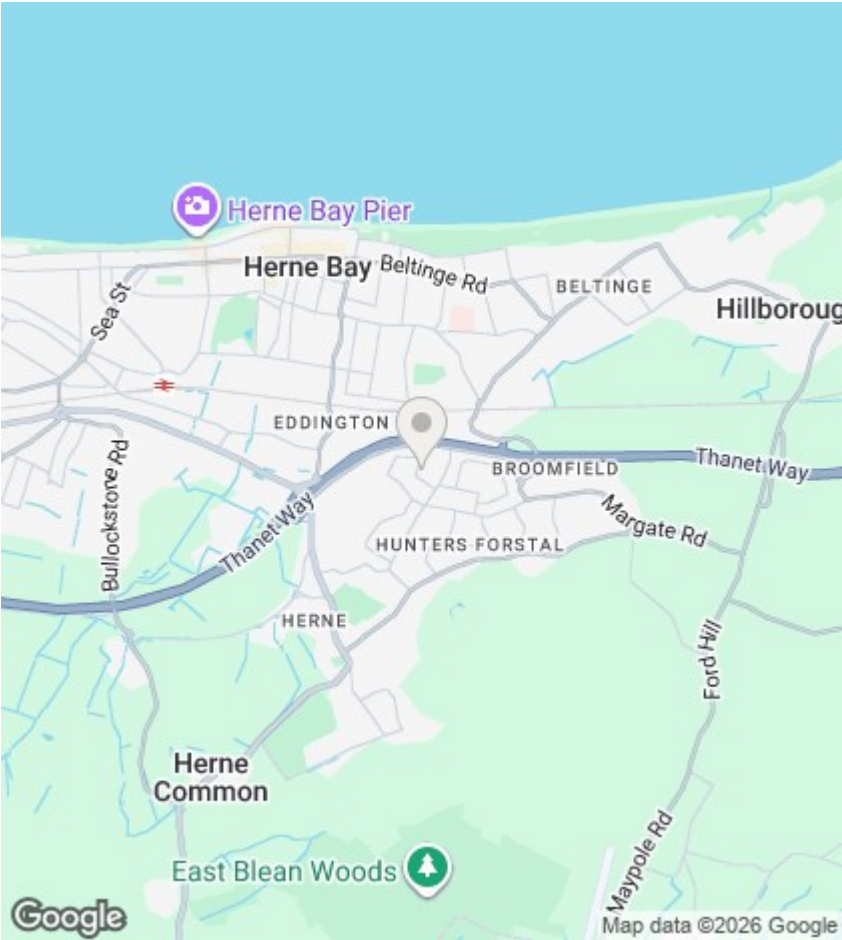
5'4 x 7'3

## OUTSIDE

Rear Garden

Driveway

COUNCIL TAX BAND D



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.