KE

31 Butterfly Avenue, Herne Bay, CT6 7GS

£375,000

- Three Bedroom Semi Detached House
- Immactauely Presented Throughout
- Positioned on the Modern Oxenden Park Development in Herne Bay.
- NHBC Warranty
- Conveniently Placed for access to Local Amenities, Schools, and Transport Links
- Driveway and Garage

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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Situated within the sought-after Oxenden Park development of Butterfly Avenue, this attractive home combines contemporary accommodation, excellent presentation and practical features, making it an ideal choice for first-time buyers, couples or families alike.

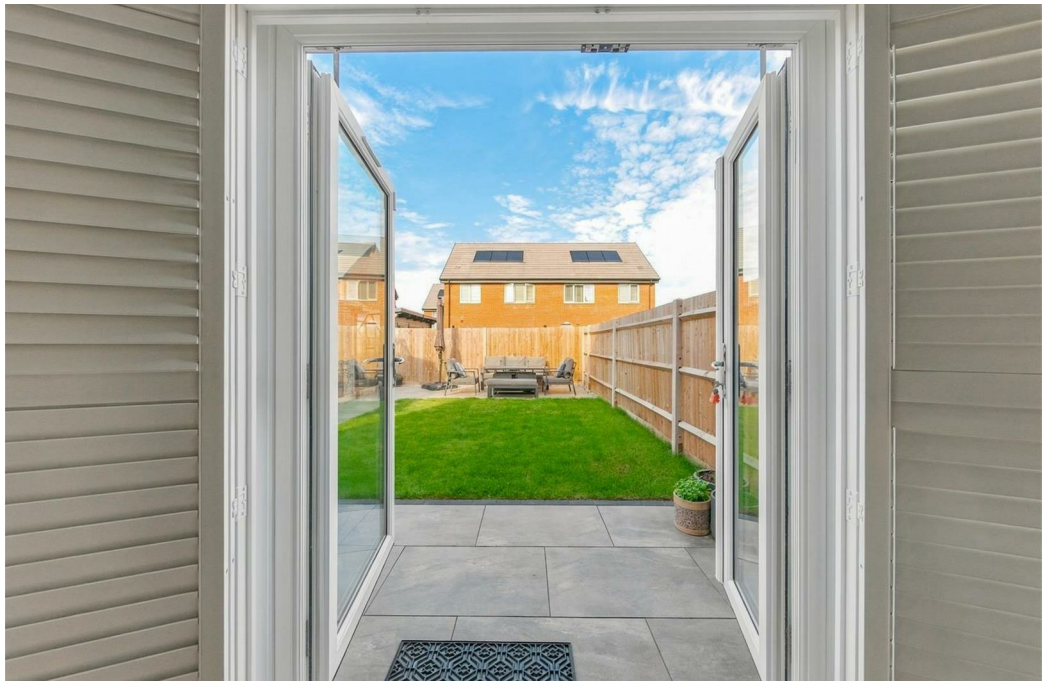
The accommodation comprises a welcoming entrance hall, a convenient downstairs WC and a bright and spacious living area. The modern fitted kitchen/dining space provides an excellent area for both everyday family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage, offering valuable additional storage and parking space.

3 2 1 B

Council Tax Band: C



GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge
16'4 x 9'8

Kitchen
18'6 x 10'8

FIRST FLOOR

Landing

Bedroom One
13'6 x 10'8

En Suite
7'10 x 6'8

Bedroom Two
11'4 x 8

Bedroom Three
10' x 8'8

Bathroom
7'7 x 6'7

OUTSIDE

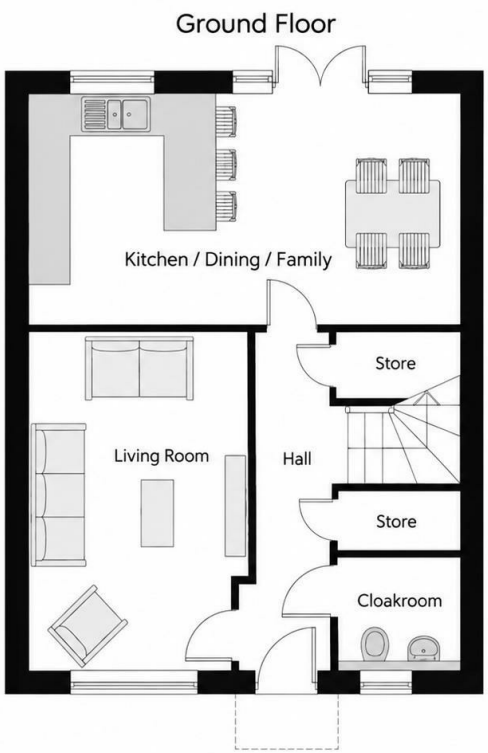
Rear Garden

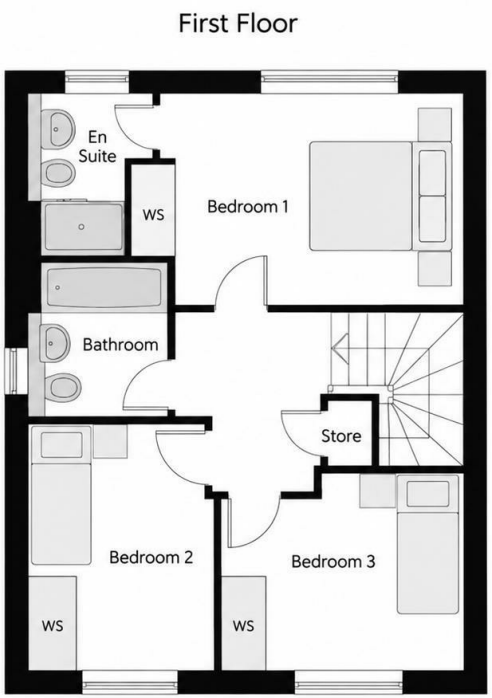
Driveway and Garage

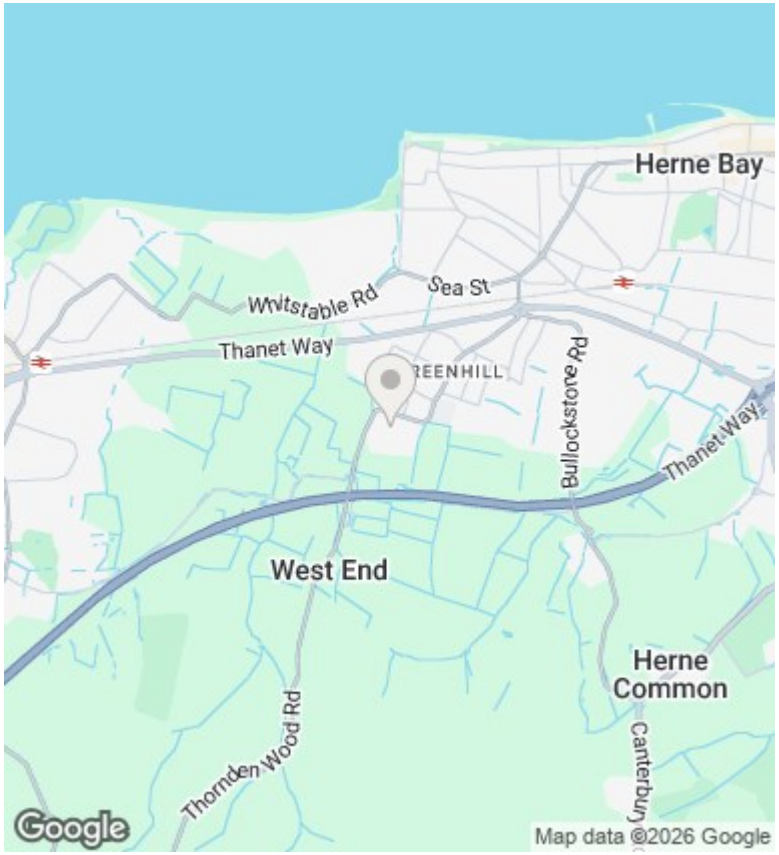
COUNCIL TAX BAND C

NB

There are no annual fees for the development until the development is finished scheduled for 2029







Viewings

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

Council Tax Band

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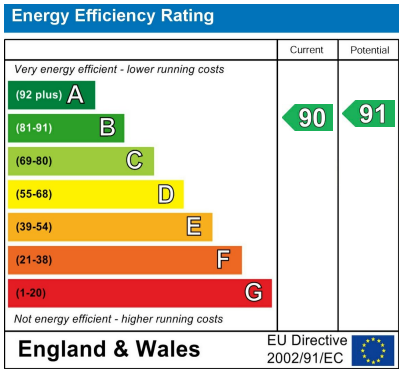

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