

# KE



41 Malvern Park, Herne Bay, Kent, CT6 6LW

£350,000

- Three Bed Semi Detached Family Home
- Good Size Rear Garden with Side Access
- Vacant Possession/No Onward Chain
- Garage and Driveway
- Desirable Location in Beltinge Village

# 41 Malvern Park, Herne Bay CT6 6LW

Located in Malvern Park, Beltinge, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. , offering ample facilities for family living with a well designed kitchen. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern lifestyles.

One of the standout features of this property is its location in a quiet cul-de-sac, providing a serene environment while still being close to local amenities. The home also benefits from a garage and a driveway, offering parking for two vehicles, which is a significant advantage in this area.

With vacant possession and no onward chain, this property presents a rare opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to upsize, this three-bedroom semi-detached house is a fantastic option in a sought-after location. Don't miss the chance to make this lovely home your own.



Council Tax Band: C



## GROUND FLOOR

### Hallway

Double glazed front door, cupboard under stairs

### Lounge/Diner

23'7' x 12'3' narr 9'11'

Double glazed window to front, double glazed doors to garden

### Kitchen/Breakfast Room

11'10' x 9'3'

Double glazed window and door to garden, ceramic sink and drainer with cupboards and draws under, integral double oven, electric hob, microwave, fridge/freezer x 2, washing machine, breakfast bar

### Landing

Double glazed window to side, cupboard housing boiler

## FIRST FLOOR

### Bedroom One

12'1' x 9'7'

Double glazed window to rear

### En Suite

Shower cubicle, wash hand basin, low level wc

### Bedroom Two

11'3 x 9'5'

Double glazed window to front

### Bedroom Three

8'8' x 7'8'

Double glazed window to front

### Bathroom

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level wc

## OUTSIDE

### Front Garden

Laid to lawn with block paved driveway

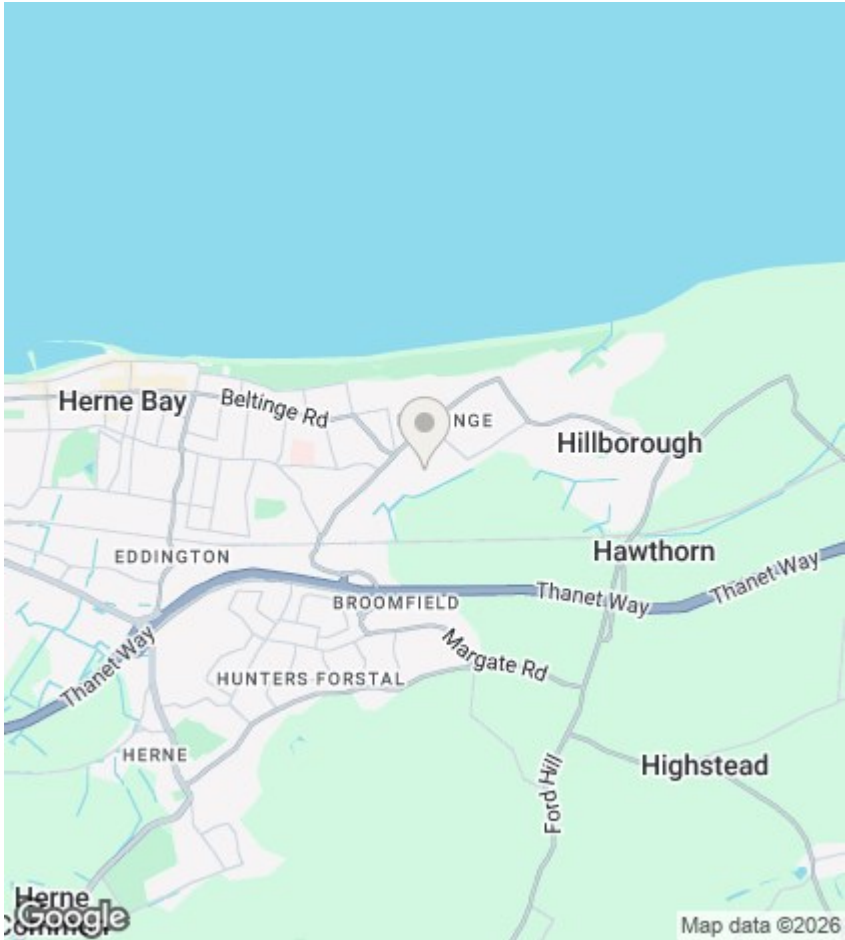
### Garage

Up and over door

### Rear Garden

Laid to lawn, mature shrub and bushes, side access

## COUNCIL TAX BAND C



## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</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 |



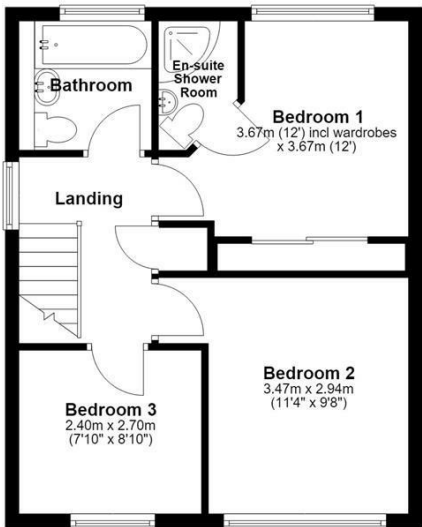
### Ground Floor

Main area: approx. 41.3 sq. metres (444.5 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.1 sq. feet)



Main area: Approx. 82.7 sq. metres (889.6 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)