



9 Hawthornden Street, Herne Bay, CT6 7FY
Offers in excess of £330,000



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This stunning three-bedroom semi-detached home is offered with vacant possession and no onward chain, making it a fantastic opportunity for a stress-free move. Situated in the sought-after Oxenden Park development by Bellway, this modern and energy-efficient property is still covered under a 10-year NHBC guarantee, ensuring peace of mind for years to come.

Inside, the home has been thoughtfully designed with both style and practicality in mind. The spacious family living room features built-in storage, creating a sleek and organised space perfect for relaxing or entertaining. The modern fitted kitchen/dining area includes integrated appliances, offering a stylish yet functional space ideal for family meals and gatherings.

Upstairs, there are three well-proportioned bedrooms, including a master suite with en-suite shower room. The owner has enhanced the master bedroom with bespoke built-in wardrobes, maximising storage while maintaining a clean and contemporary look. A modern family bathroom serves the additional bedrooms, making this home ideal for families or those needing extra space.

Designed with energy efficiency in mind, this property boasts an impressive EPC rating of B, along with solar panels that help reduce energy costs while promoting sustainable living. Outside, the turfed rear garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining. The property also benefits from a carport with an EV charging point and sheltered parking, making it a future-proof choice for electric vehicle owners.

Located within the popular Oxenden Park development, this home is close to local amenities, schools, and transport links, making it a fantastic choice for families and professionals alike. With its stylish interiors, eco-friendly features, and prime location, this property is move-in ready and waiting for its next owners. Contact us today to arrange a viewing and secure your dream home!

Description

Living Room
9'05 x 15'07

Kitchen/Dining Area
18'00 x 10'02



Wash Room
5'09 x 4'06

Bedroom 1
11'05 x 10'50

Bedroom 2
9'10 x 9'05

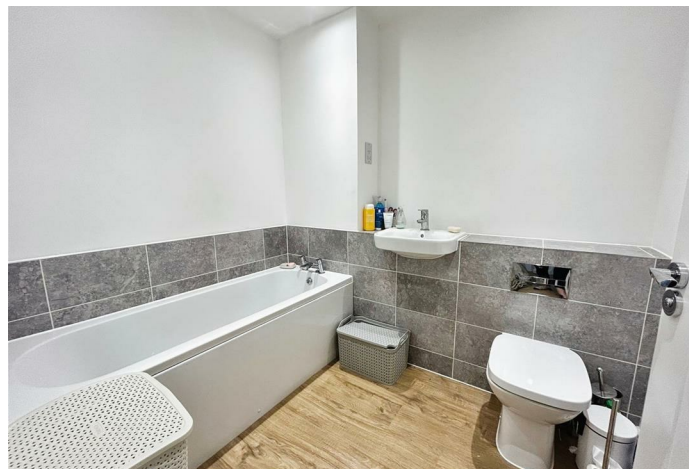
Bedroom 3
10'11 x 7'08

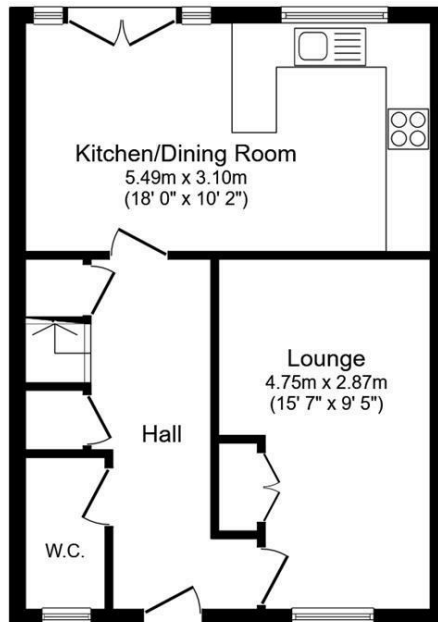
Bathroom
7'02 x 7'00

Tenure: Freehold

EPC Rating B

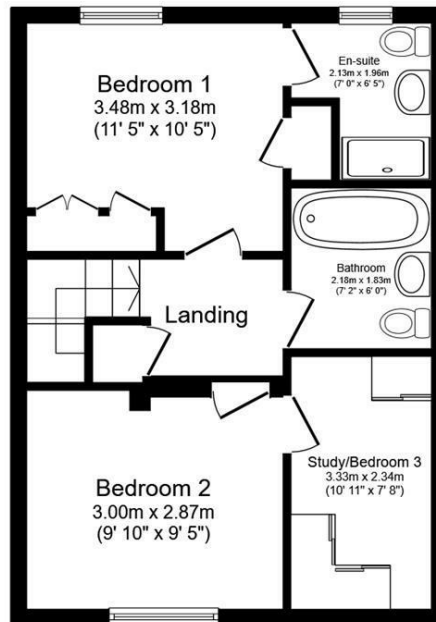
Council Tax Band C





Ground Floor

Floor area 43.6 m² (469 sq.ft.)

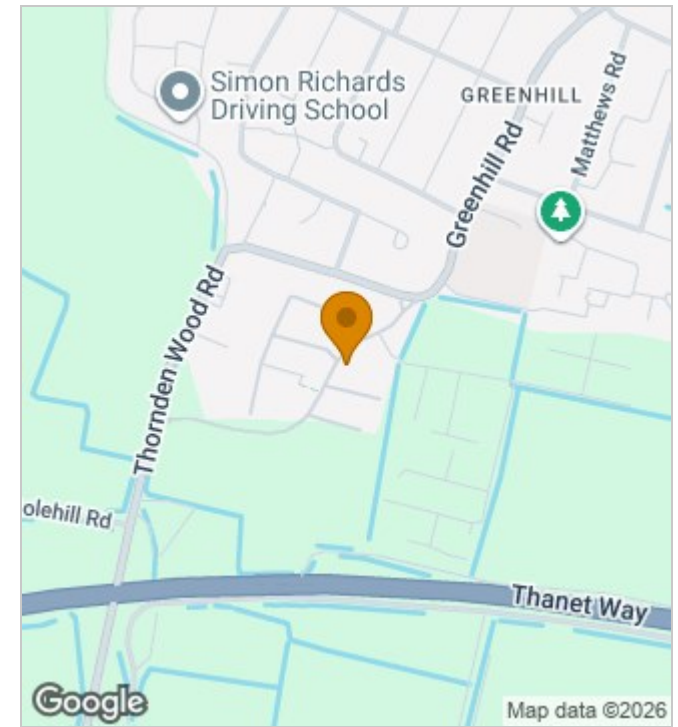


First Floor

Floor area 43.4 m² (467 sq.ft.)

TOTAL: 87.0 m² (936 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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