



Thornden Wood Road, Herne Bay


MILES & BARR
EXCLUSIVE



Glencoe
Thornden Wood Road
Herne Bay
Kent
CT6 7NX



Description

Ground Floor

- Hallway
- Cloakroom
- Lounge
14'1 x 14'1
(4.29m x 4.29m)
- Kitchen
14'1 x 11'11
(4.29m x 3.63m)
- Utility Room
- Master Bedroom
22'8 x 9'10
(6.91m x 3.00m)
- En-suite Bathroom
- Bedroom Two
10'10 x 10'8
(3.30m x 3.25m)
- En-suite Bathroom
- Bedroom Three
11'0 x 7'2
(3.35m x 2.18m)
- En-suite Shower Room

External

- Front Garden
- In & Out Driveway
- Rear Garden

Property

A three bedroom detached bungalow set on a substantial semi-rural plot between Herne Bay and Canterbury. This property benefits from a large living room, kitchen with space for dining area, utility room, cloakroom and three double bedrooms, all with en-suite facilities. The property is well-presented throughout.

Externally the property is set back from the road and there is a large rear and front garden and an in and out driveway offering off street parking for several cars. Both the gardens and the bungalow offer far reaching countryside views.



Location

The property is found on the outskirts of the historic village of Herne with its beautiful St Martins church, general store, established public house and highly regarded primary school all close by. Herne Bay town centre is within easy access where you will find a popular beach and wide variety of shops, bars, cafes and restaurants. Herne Bay also has a mainline railway station providing a regular service to London and the East Kent coast. The Cathedral city of Canterbury is just over 7 miles away where you will find a wider variety of shopping, dining and recreational facilities as well as a number of highly regarded schools in both the public and private sectors.





TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 SQ.M.)

Whilst every attempt 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

Made with Metropix ©2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

MILES & BARR
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF

Tel: 01227 200600

Email: exclusive@milesandbarr.co.uk

Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.