

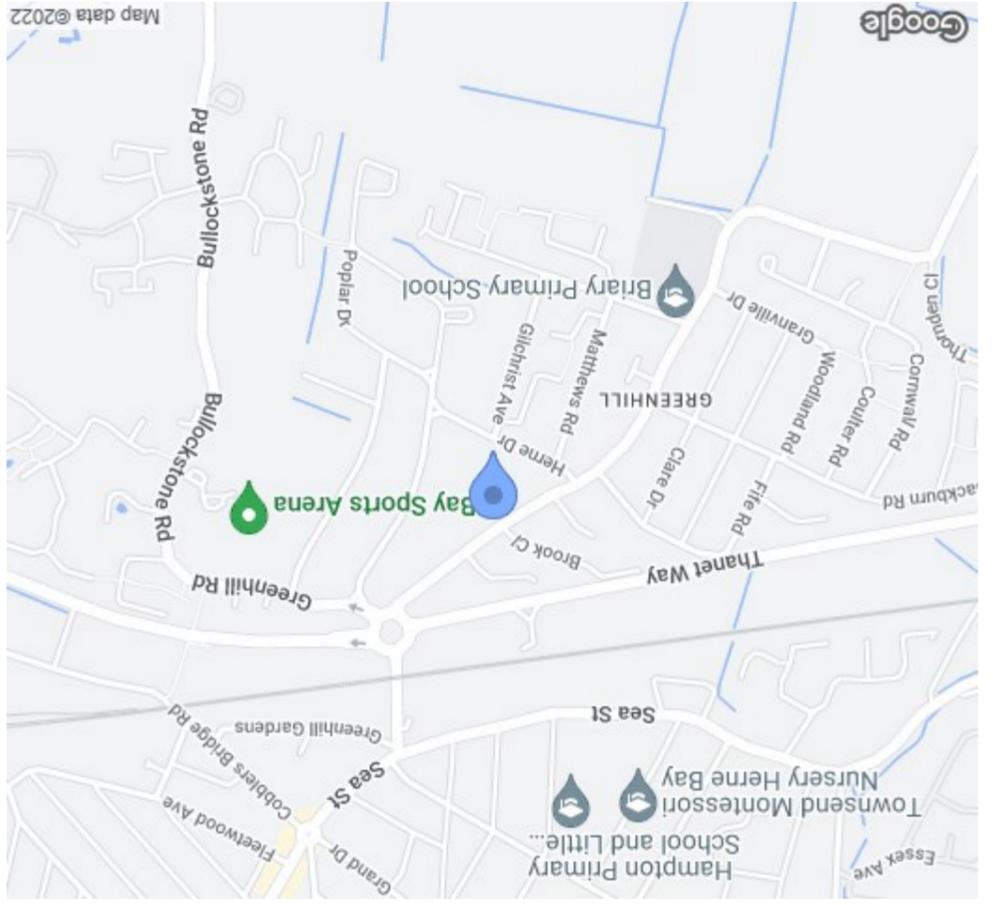
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (91-100)
Energy efficient	B (81-90)
Decent	C (61-80)
Energy inefficient - higher running costs	D (51-60)
	E (41-50)
	F (31-40)
	G (21-30)
	H (1-20)
Energy Efficiency Rating	66
Climate	88



miles & barr
 ...valuing people, not just property
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HERNE DRIVE, HERNE BAY



**HERNE DRIVE
 HERNE BAY**

OFFERS IN EXCESS OF £325,000

- Stunning Condition Throughout
- Two Bedroom Bungalow
- Off Street Parking
- Excellent Transport Links
- Close To Amenities
- Low Maintenance Garden

ABOUT

IMMACULATE RECENTLY REFURBISHED TWO BEDROOM BUNGALOW WITH DRIVEWAY IN A POPULAR RESIDENTIAL LOCATION...

Miles and Barr are excited to present to the market this spacious semi-detached bungalow located on the sought after Herne Drive in Greenhill on the outskirts of Herne Bay. Internally you enter the home into porch, which leads to a central hallway, with one generously sized bedroom and the large light and airy lounge situated to the front, a recently fitted stylish bathroom suite, large double bedroom with built in wardrobes to the rear, modern fitted kitchen offering ample work surface and storage space leading out to the well-proportioned conservatory which is used as a dining room and work from home space. The garden has a large patio area around the back of the home making the most of the sun, with the rest of the garden being astro-turfed for ease of maintenance, with shed and raised flower bed. To the front is off street parking for two cars comfortably. The area is close to amenities such as shops, schools, recreation areas and transport links such as motorway links close by and a bus stop on the road. Please contact agents Miles and Barr for more information or to organise your personal viewing appointment today.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

Entrance

Lounge 11'1" x 13'6" (3.40 x 4.13)

Kitchen 11'6" x 8'0" (3.53 x 2.45)

Conservatory 9'6" x 12'4" (2.91 x 3.78)

Bedroom 11'10" x 11'2" (3.61 x 3.42)

Bedroom 7'10" x 8'10" (2.41 x 2.71)

Bathroom 6'0" x 7'10" (1.83 x 2.39)

External

Rear Garden

