



**8 Dean Croft, Herne Bay, CT6 7DU**  
**Offers over £400,000**





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Discover the epitome of family living in the heart of the sought-after village of Broomfield, Herne Bay – welcome to Dean Croft. This charming three/ four bedroom home is a sanctuary of comfort and style, offering an array of features that make it the perfect haven for your family.

As you step into Dean Croft, you'll be greeted by a warm and inviting lounge, complete with a cosy gas fire – the ideal spot to unwind and create lasting memories with loved ones. The lounge seamlessly leads to a delightful conservatory that opens up to reveal stunning views of the glorious garden. Picture yourself enjoying morning coffees or hosting intimate gatherings in this serene space.

The ground floor is further enhanced by a well-appointed utility/WC/shower room, a versatile study/bedroom four, and a modern kitchen that is sure to inspire your inner chef.

Venture upstairs to discover the first floor, where a spacious family bathroom awaits, alongside a large master bedroom and two additional rooms. Each bedroom is thoughtfully designed to provide comfort and tranquility.

Dean Croft doesn't just stop at the interiors – outside, you'll find parking to the front and a low-maintenance landscaped garden that sets the stage for relaxation and outdoor enjoyment. The property also features a garage and shed, perfect for a workshop or additional storage space.

But the real highlight? The promise of unforgettable summer days. Imagine hosting pool parties, soaking up the sun, and creating cherished family memories in the beautiful outdoor spaces. Dean Croft is not just a home; it's a lifestyle upgrade. As we approach the colder months, what better time to secure your slice of paradise ready for those summer days.

Call Zest Homes to view!



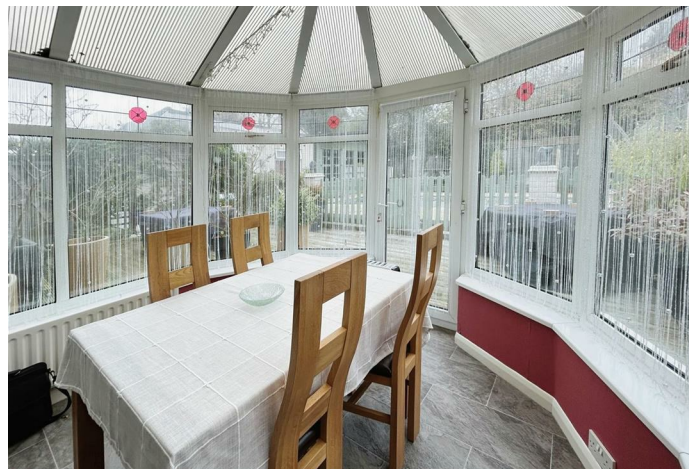
## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
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5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

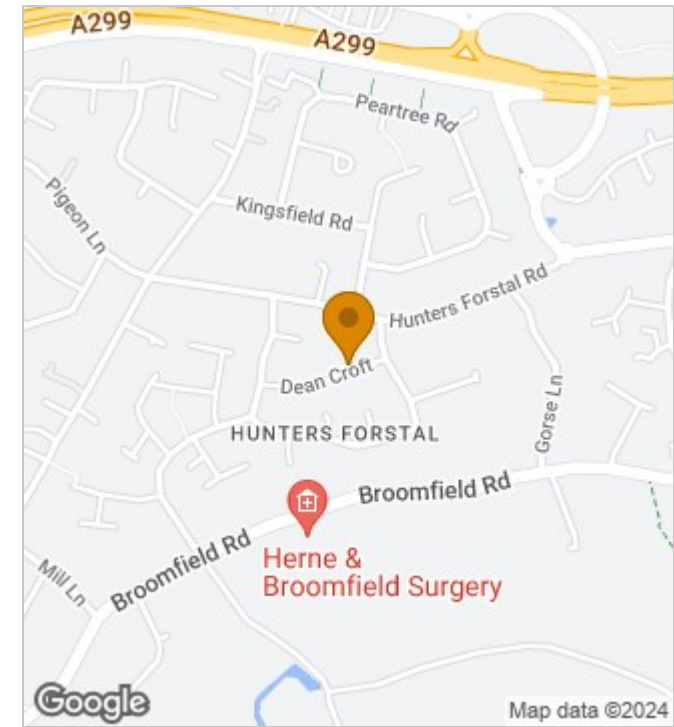
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.








Total floor area 129.5 sq.m. (1,394 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<div>71</div>	<div>85</div>
(92 plus) A		
(81-91) B		
(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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