



**12d Greenhill Road, Herne Bay, CT6 7PN**  
**Offers over £400,000**



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Discover an exquisite family house on Greenhill Road, Kent, where contemporary design meets comfort. Tucked away in an exclusive location, this detached property offers a perfect sanctuary for modern living. The ground floor welcomes you with a spacious lounge, ideal for gatherings and quality time with loved ones. The large kitchen/breakfast room satisfies culinary desires, complemented by a utility room and separate shower room for added convenience.

Ascending to the first floor, four beautifully appointed bedrooms await, including a main bedroom with an en-suite shower room, providing a personal haven to relax and rejuvenate. A family bathroom completes the picture of comfort and style.

Externally, enjoy ample parking, a garage, and a carport, ensuring a secure and stress-free experience for you and your guests. Sold with no chain, your journey to make this dream home yours is seamless and swift.

Call Zest Homes now to see for yourself contemporary living on Greenhill Road. Embrace the exclusivity and comfort of this family haven, where modern elegance and convenience merge into the perfect setting for a lifetime of cherished memories. Unlock the door to your future today!

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: E

## Description

### Location

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.

### 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. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 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.

EPC Rating C

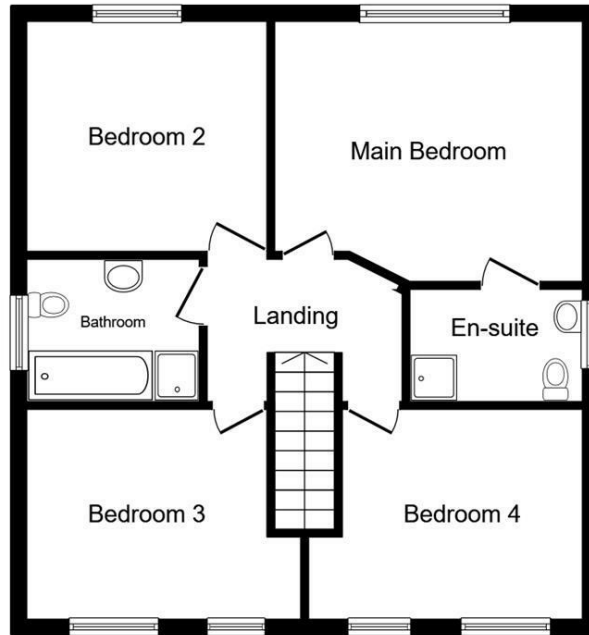
Council Tax Band E

Tenure: Freehold

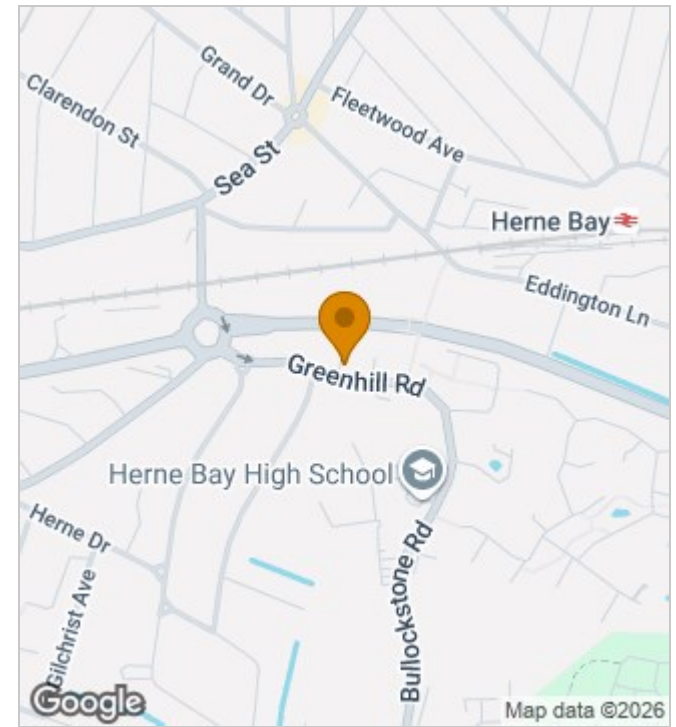




Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

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