



8 Glenbervie Drive, Herne Bay

In Excess of **£350,000**



8 Glenbervie Drive

Herne Bay, Herne Bay

TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION JUST A SHORT WALK FROM THE SEAFRONT...

Miles and Barr are excited to present to the market this Two-bedroom detached bungalow on a generous plot, on Glenbervie Drive, with seafront, clifftop, and woodland walks all at the bottom of the road.

Internally the accommodation comprises of central hallway, with bay fronted lounge, two double bedrooms, shower room, stylish kitchen, that leads back to full width conservatory, that along with the rear garden benefits from the almost directly south facing aspect, making it a real sun trap. The garden is mostly laid to lawn and a great size, with hard standing patio area to the back of the garden and access to either side of the home.

There is potential to the front of the home for off street parking to be created, subject to the necessary consents. The location is always popular due to its proximity to amenities such as shops and a highly regarded school, also being just short walk to the Glen, Reculver National Trust Country Park and beautiful seafront, offering walks and bike rides in both directions with Whitstable and Minnis Bay neighboring.

- Detached Bungalow
- Sought-After Area
- Sunny Aspect Southerly facing Garden
- Full Width Conservatory
- Close To Amenities
- Sea And Coastal Walks At The End Of The Road





Entrance

Entrance Hall

Lounge

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two

9' 11" x 9' 7" (3.02m x 2.92m)

Kitchen

9' 7" x 8' 12" (2.92m x 2.74m)

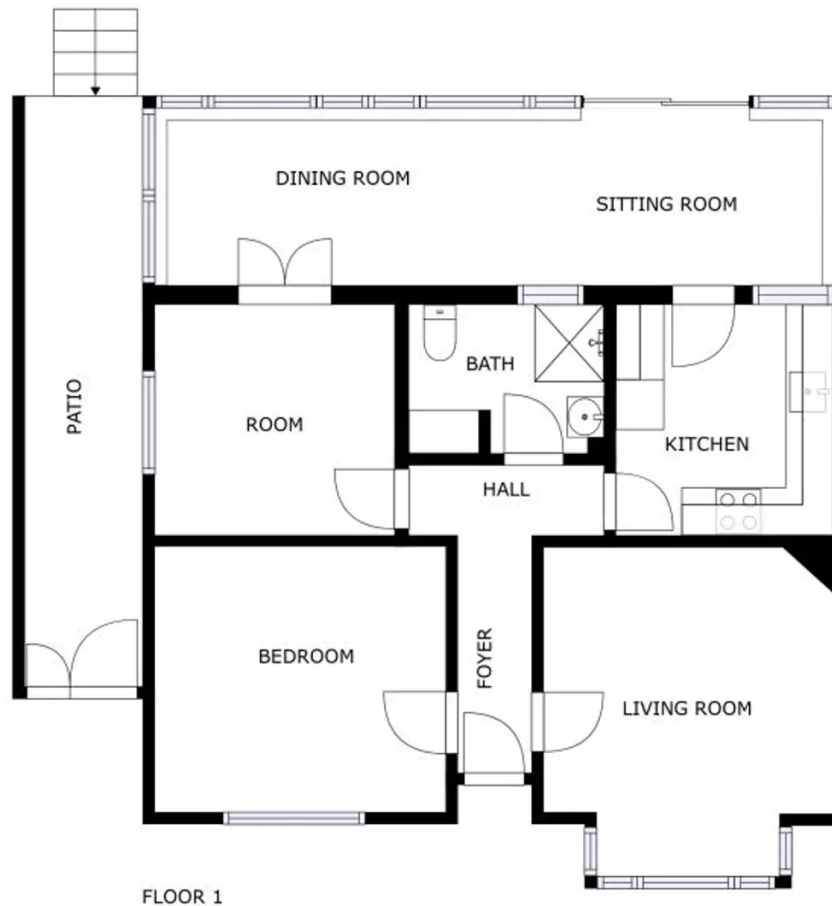
Shower Room

8' 2" x 6' 2" (2.49m x 1.88m)

Conservatory

27' 11" x 6' 8" (8.52m x 2.03m)





GROSS INTERNAL AREA
 FLOOR 1: 829 sq. ft, EXCLUDED AREAS:
 PATIO: 119 sq. ft
 TOTAL: 829 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure