



65 Greenhill Gardens, Herne Bay  
£250,000



# 65 Greenhill Gardens

Herne Bay, Herne Bay

TWO BEDROOM BUNGALOW WITH OFF STREET PARKING, NEW BOILER AND LARGE CONSERVATORY

Miles and Barr are delighted to present to the market this well positioned Two-bedroom semi-detached bungalow, located on the popular Greenhill Gardens, Herne Bay. Internally you enter into side porch, with two bedrooms to the front of the home, shower room, fitted kitchen with ample storage space, overlooking the garden with new combi-boiler fitted in March, lounge to the rear that leads back to the large conservatory, which is currently used as a dining room. This leads out to the lovely large decking with laid to lawn area to the rear and side access leading back round to the front with driveway for two cars. The property is a short walk down to the seafront, and is well situated for transport links being within very close walking distance to the train station and bus stops, with schools and other local amenities. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

These property details are yet to be approved by the vendor.

- Popular Area
- Large Conservatory
- New Combi-Boiler
- Off Street Parking
- Close To Seafront
- Short Walk To Train Station





## Ground Floor

### Entrance Hall

### Lounge

10' 0" x 10' 0" (3.06m x 3.04m)

### Conservatory

9' 9" x 13' 0" (2.96m x 3.97m)

### Kitchen

9' 1" x 6' 5" (2.77m x 1.95m)

### Bedroom One

9' 11" x 9' 9" (3.03m x 2.98m)

### Bedroom Two

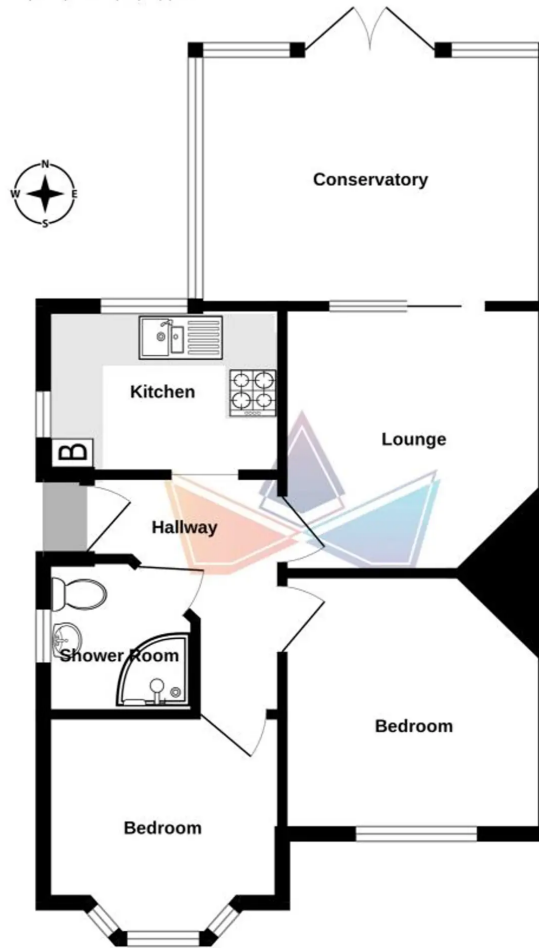
8' 11" x 8' 9" (2.72m x 2.67m)

### Bathroom

5' 10" x 5' 9" (1.79m x 1.76m)



GROUND FLOOR  
49.1 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA : 49.1 sq.m. (529 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)