



34 Lower Herne Road, Herne Bay

In Excess of **£375,000**



34 Lower Herne Road

Herne Bay, Herne Bay

CHAIN FREE SUNNY ASPECT THREE BEDROOM BUNGALOW WITH SOLAR PANELS IN A SEMI-RURAL LOCATION... Miles and Barr are excited to present to the market this well presented three bedroom semi-detached bungalow with off street parking, located on the outskirts of the picturesque village of Herne, with lovely Church, local shop and also a sought after Primary School. The home is within walking distance to bus routes to both Herne Bay and Canterbury, as well as being excellently located for the A299 Thanet way. Internally is central hallway, with all three bedrooms situated to the front of the home, fitted four-piece bathroom suite, and large light and airy L-shaped lounge diner to the rear looking out to the beautiful garden through patio doors, with fitted kitchen and sun room completing the internal accommodation. To the rear is a simply stunning, almost directly west facing garden, making it a real sun trap with a mixture of mature borders shrubs and laid to lawn area. There is wide side passage leading to the driveway for one to the front. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Chain Free
- Three Bedroom Bungalow
- Solar Panels





Ground Floor

Entrance

Reception Room

14' 7" x 15' 3" (4.44m x 4.65m)

Conservatory

4' 8" x 9' 3" (1.42m x 2.82m)

Kitchen

11' 3" x 8' 4" (3.42m x 2.55m)

First Floor

Bedroom One

10' 11" x 11' 5" (3.32m x 3.47m)

Bedroom Two

10' 6" x 10' 5" (3.19m x 3.18m)

Bedroom Three

6' 11" x 10' 5" (2.11m x 3.18m)

Bathroom

7' 11" x 7' 10" (2.41m x 2.4m)





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