



84 Poplar Drive, Herne Bay  
£325,000

# 84 Poplar Drive

Herne Bay, Herne Bay

CHAIN FREE DETACHED BUNGALOW WITH LOTS OF POTENTIAL AND HUGE SUNNY ASPECT REAR GARDEN...

Miles and Barr are excited to present to the market this well presented two bedroom detached bungalow located in the popular residential area of Poplar Drive in Herne Bay. Internally the home has central hallway, with two bedrooms to the front with built in storage, modern shower room with large cubicle, airing cupboard, modern fitted kitchen with ample storage space and work surface, lounge with sliding doors out to the large extension, that has a utility space off of the kitchen and completes the internal accommodation. There is a sheltered patio area outside the home, with garage with electric roller door, and workshop space surrounding it.

The garden is expansive and almost directly south facing making it a real sun trap, it is mostly laid to lawn with a few sheds and a green house. The plot offers so much potential both for the garden and for further extensions, as surrounding properties have done. There is the driveway that leads to the garage and off-street parking to the front. The area is excellent for access to amenities such as shops, schools and transport links. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

## Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these





### **Entrancehal**

Leading to

### **Lounge**

13' 3" x 10' 10" (4.04m x 3.30m)

### **Bedroom**

12' 5" x 10' 11" (3.78m x 3.32m)

### **Bedroom**

9' 1" x 7' 5" (2.78m x 2.26m)

### **Shower Room**

7' 3" x 5' 9" (2.21m x 1.76m)

### **Kitchen**

11' 3" x 8' 0" (3.44m x 2.44m)

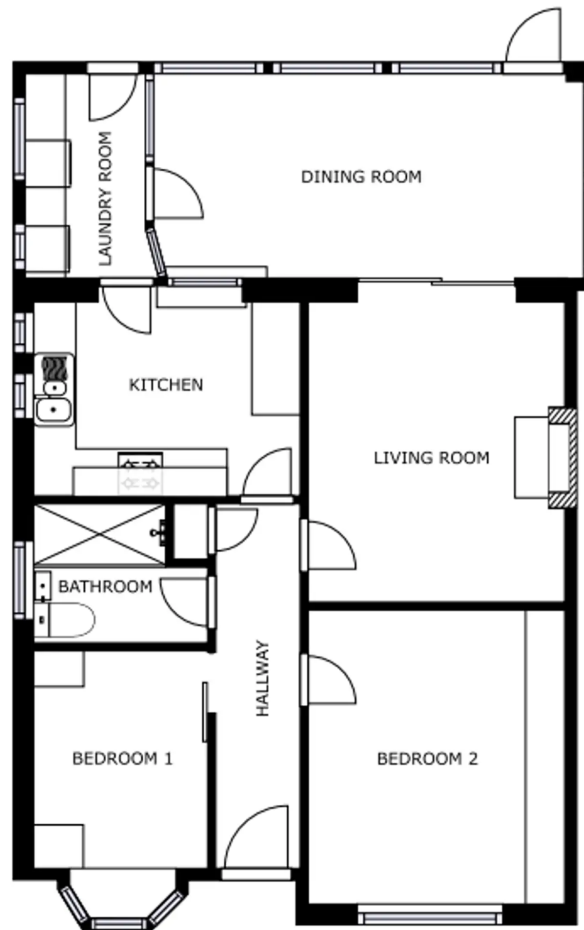
### **Utility Room**

8' 6" x 5' 6" (2.58m x 1.68m)

### **Conservatory**

17' 7" x 8' 2" (5.36m x 2.48m)





GROSS INTERNAL AREA  
FLOOR 1: 815 sq ft  
TOTAL: 815 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 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)