



**37 Greenhill Road, Herne Bay**

In Excess of **£275,000**





# 37 Greenhill Road

Herne Bay, Herne Bay

CHAIN FREE THREE BEDROOM BUNGALOW IN EXCELLENT CONDITION WITH LARGE SUNNY ASPECT GARDEN...

Miles and Barr are excited to present to the market this spacious and versatile Three-bedroom semi-detached bungalow with large garden located close to amenities and transport links on Greenhill Road, Herne Bay.

You enter the home into central hallway, with two double bay fronted bedrooms to the front of the home, then a third slightly smaller bedroom, large fitted kitchen with side door out, shower room, and then double reception room that are open to each other and have patio doors looking out and giving access to the garden.

Externally there is a patio area immediately outside the home which is a real sun trap due to the south easterly aspect, with the rest of the large garden being laid to lawn with a shed at the end of it. There is side access that leads to the driveway with parking for two cars comfortably. Situated in the popular family location of Greenhill in Herne Bay, the home is conveniently located within walking distance of both a primary and a secondary school, mainline train station, both small and large shops and bus routes, making it ideal for families.

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







**Entrance**

Leading to

**Bedroom**

13' 7" x 10' 4" (4.14m x 3.15m)

**Bedroom**

12' 6" x 10' 4" (3.81m x 3.14m)

**Bedroom**

9' 11" x 8' 3" (3.01m x 2.52m)

**Dining Room**

11' 0" x 10' 2" (3.35m x 3.10m)

**Lounge**

12' 0" x 9' 5" (3.66m x 2.87m)

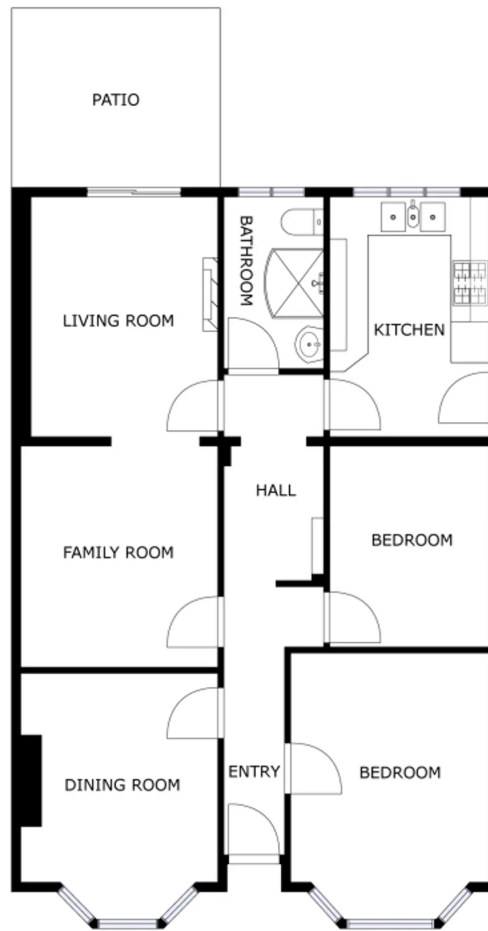
**Kitchen**

11' 11" x 8' 3" (3.64m x 2.52m)

**Shower Room**

8' 8" x 4' 8" (2.64m x 1.42m)





GROSS INTERNAL AREA  
TOTAL: 894 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)