



114 Grand Drive, Herne Bay, Kent, CT6 8HS



Spacious nicely presented 3 bedroom detached bungalow located on the West side of town very close to Hampton Bay, seafront and bus route. Must be viewed to be fully appreciated. Features gas central heating and double glazing. Off road parking is available with the potential to improve on extra parking if required or alternatively there is potential to have off road parking to the rear accessed via Carlton Hill subject to some alterations and removal of conifers.



Offers In The Region Of £389,950 Freehold



Enclosed Entrance Porch

Double glazed window.

Entrance Hall

Radiator with cover. Access to roof space with boiler for central heating and hot water. Linen cupboard.

Bathroom/WC

8'8 x 5'4 (2.64m x 1.63m)

Panelled bath with electric shower over. Vanity wash handbasin. Low level WC suite (concealed cistern). Heated towel rail. Corner store cupboard.

Lounge

13'6 (into bay) x 11'5 (max width) (4.11m (into bay) x 3.48m (max width))

Radiator. Power points. Television point. Modern fire surround.

Bedroom

8'9 x 8'7 (2.67m x 2.62m)

Radiator with cover. Power points. Television point. Door to

Bedroom (Front)

10 x 8 (3.05m x 2.44m)

(Extension) Radiator. Power points. Cupboard housing electric. Door to

En-suite WC

Low level WC suite. Pedestal wash hand basin.

Back Bedroom

11'5 x 10'8 (3.48m x 3.25m)

Radiator. Power points.

Kitchen

10'9 x 10'4 (3.28m x 3.15m)

Modern range of base units and wall cupboards. Worktops. Recess for upright fridge/freezer. Recess for cooker. Extractor unit over. Sliding double glazed doors to

Dining room

11'4 x 7'6 (3.45m x 2.29m)

Radiator. Power points. Double glazed patio doors to

Conservatory

15'6 x 8'3 (4.72m x 2.51m)

Double glazed. Plumbed for washing machine. Power points. Poly carbonate roof. Double glazed sliding door to rear garden.

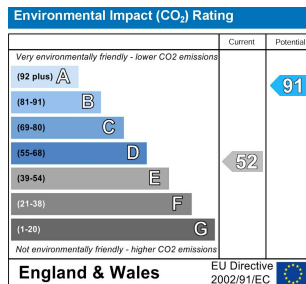
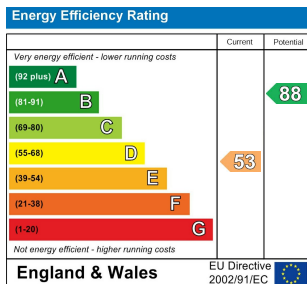
OUTSIDE

Rear Garden

Mature rear garden with potential to create rear vehicular access from Carlton Hill subject to tree removal etc... Lawned area with well stocked fish pond with water filter and pump. Plastic shed. Large side access with room to stand a caravan/boat etc... subject to some attention. Summerhouse. 7 Water butts. Rear gate.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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