



### 92 Grand Drive, Herne Bay, Kent, CT6 8LS



Approached by a long pebble drive this modern 3 bedroom bungalow is tucked away in a private cul-de-sac shared by on other bungalow. Located on the west side of town within easy access of the sea front at Hampton and on bus route to town. Ideal for retirement, generous garden with 2 garages and extra parking. gas central heating. Double glazing. Cavity wall insulation. Solar panels.



**£465,000 Freehold**



### 'L' shaped Entrance Hall

Radiator. Access to roof space with loft ladder, insulated, 2/3rds boarded, strip lighting, separate header tank for central heating. Airing cupboard and hot water tank. Power points. Telephone point.

### Lounge

22' x 10'5 (6.71m x 3.18m)

Double aspect room. 2 upright radiators. Power points. Television point (sky) . Electric meter and solar meter cupboard. Opening into

### Kitchen

10'5 x 8'2 (max) (3.18m x 2.49m (max))

Range of wall and base units. Gas hob and electric integrated self cleaning oven. Boiler for hot water and gas central heating (boiler 3 years old, fully serviced). Recess and plumbed for washing machine. Recess for fridge/freezer. Unit underlighting. Window overlooking rear garden. Recess for dishwasher. Karndean flooring.

### Dining Room or Sun Room

8'9 x 8'5 (2.67m x 2.57m)

Window to rear. Radiator. Power points. Karndean flooring. Deep cupboards. Pair of patio doors to rear garden.

### Front Bedroom

10'3 x 7'6 (3.12m x 2.29m)

Radiator. Power points.

### Front Bedroom

11'9 x 10'7 (3.58m x 3.23m)

Radiator. Power points.

### Back Bedroom

10'10 x 10'6 (3.30m x 3.20m)

Power points. Radiator.

### Shower/WC

Shower cubicle with electric shower unit. Vanity wash handbasin with LED sensor touch mirror. Low level WC suite with push button flush. Tiled walls. Medicine cupboard. Heated towel rail. Extractor fan with separate pull switch. Razor charger socket. Electronic stop cock.

## OUTSIDE

### Front Garden

Mature flower beds and lawned area. Extra parking available. (Communal drive owned by number 92).

### Attached Garage (right)

16'6 x 10'4 (5.03m x 3.15m)

(Built after original garage) Up and over door. Gas and electric meters. Door to rear garden and window. Power and lighting.

### Original Garage (left facing)

17' x 8'4 (5.18m x 2.54m)

(Adjoining neighbours garage)Up and over door. Power and light. Consumer feeds right hand garage.

### Wide Rear Garden

Patio with flower beds. Further flower beds. lawned area. Shed. External lighting.

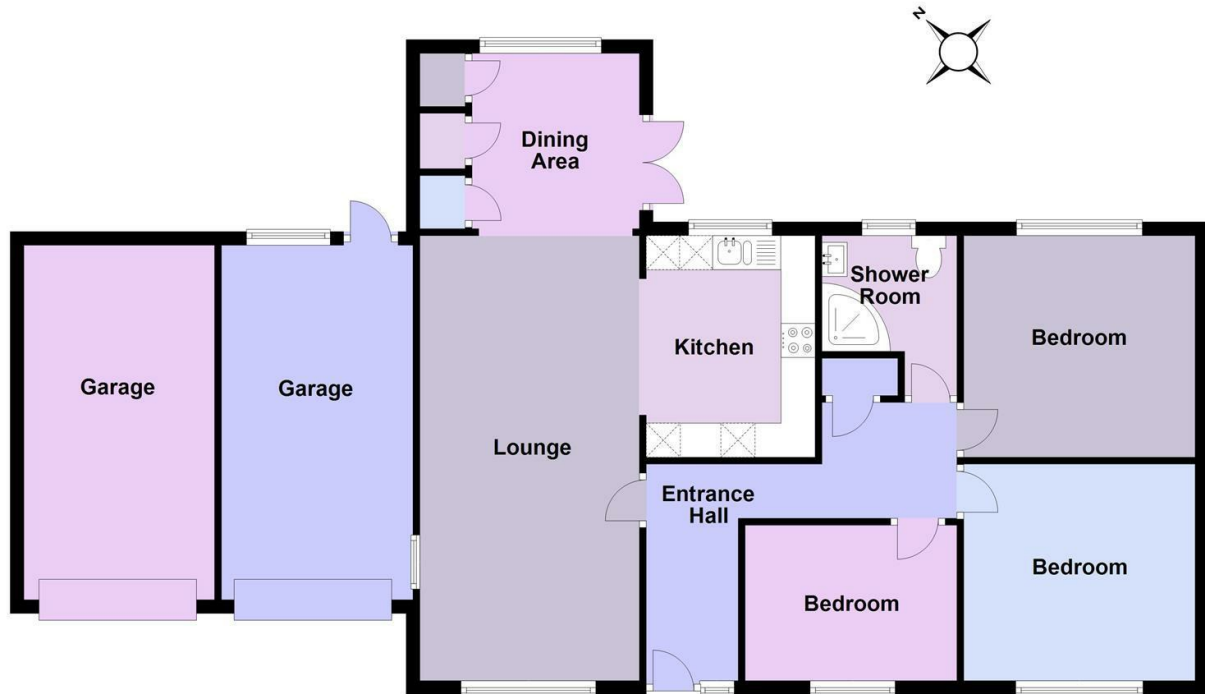
### Additional Garden To Side

Sunny aspect lawned. Shed. Fruit trees. Potting shed. Kitchen garden.

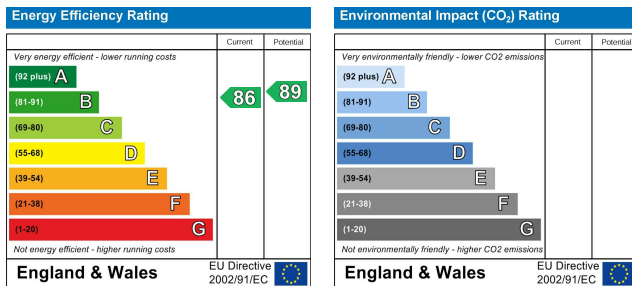




### Detached Bungalow



92 Grand Drive, Herne Bay



**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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