



29 Willow Farm Way, Herne Bay, CT6 7PF
Offers in excess of £550,000



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Guide Price £550,000 to £560,000

STUNNING CONTEMPORARY DETACHED RESIDENCE is definitely a home to be added to your 'to view' list, offering generous-sized accommodation located on Willow Farm Way in the village of Broomfield. On the ground floor you enter into an inviting, bright and open entrance hall with accommodation consisting of a good size living room, modern kitchen/breakfast room both providing access into the rear garden and utility room. The dining room and home office offer additional rooms giving flexibility to suit your lifestyle. On the first floor the WOW factor continues with its large landing with doors to all rooms, the grand master bedroom suite measuring 23'6 x 10'7 with a luxurious en suite bathroom with separate shower. Three further double bedrooms, one benefiting from en suite shower room and family bathroom. Externally the garden wraps around the home, mainly lawned with seating areas to soak up the sun (even on an Autumn day) to the front there is ample parking and double garage with electric roller doors.

Zest Homes strongly recommend viewing this home it's ready to view.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C
Annual Maintenance/Management Fee: £190

Description

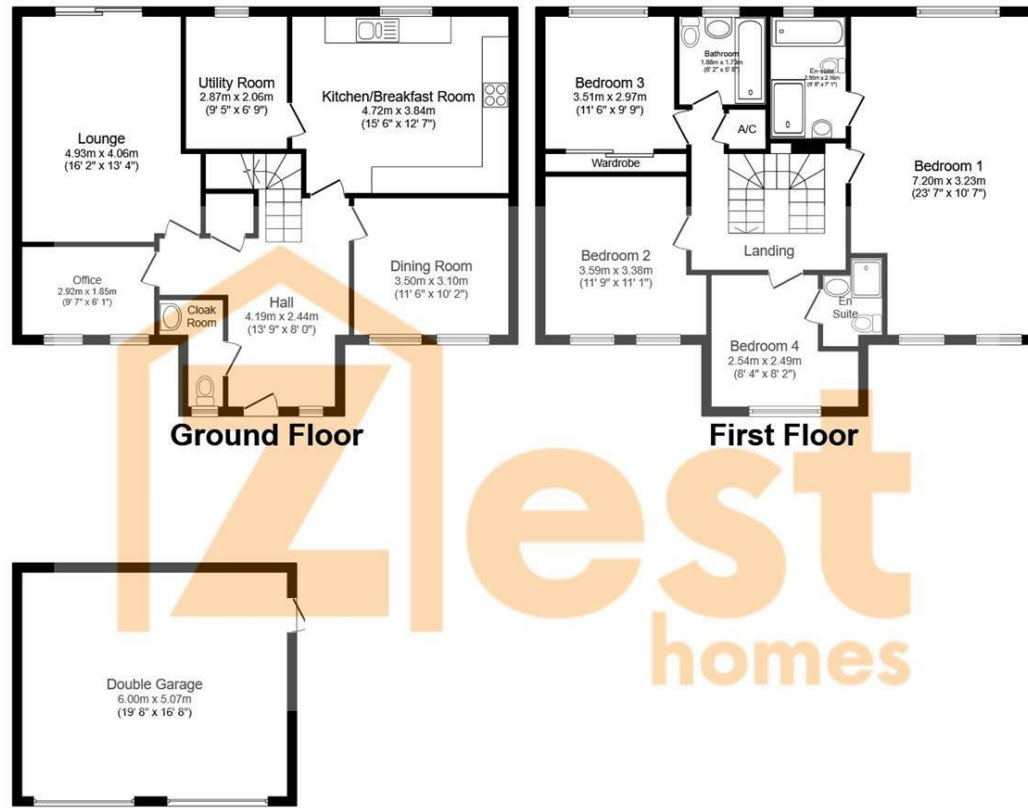
Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Situation

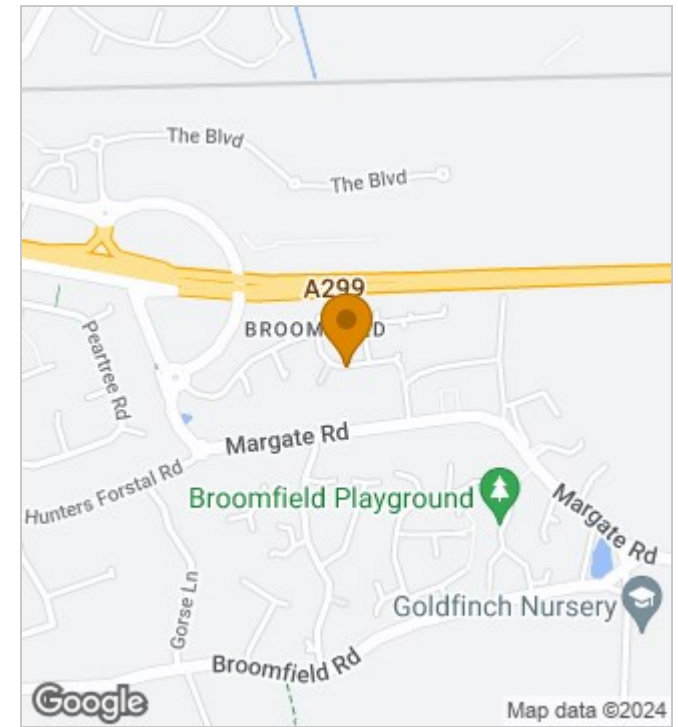
Willow Far Way is located in the popular village in Broomfield located on the outskirts of Herne Bay's town which offers a range of local amenities within walking distance, including cafes, restaurants, independent shops, nurseries, schools, leisure and sports facilities, including a swimming pool, and cultural attractions, such as the local museum, King's Hall events space, and a cinema. Herne Bay has many areas to walk and explore from Memorial Park to a long stretch of coastal parkland extending to Reculver Towers, not that you will want to go far with the beach on your doorstep. A coastal cycle route connects Whitstable to Reculver. The mainline railway station is a 12min. (0.6m) walk away, with high-speed links to London in 1h20m as well as a range of regional destinations, which can also be reached by bus with stops along the High Street. The cathedral city of Canterbury is only 8 miles away and 5 miles to the quaint fishing town of Whitstable. Road links to the A299 are excellent for quick transits to London, Margate, or a ferry to the continent at Dover.





Garage

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 www.zesthomes.uk

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