



110 Greenhill Road, Herne Bay, CT6 7RR
£450,000



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Offers In Excess of £450,000

This extended semi-detached home offers an exceptional opportunity for families seeking versatility, space, and modern living. Originally a three-bedroom property, the home has been thoughtfully expanded, creating what feels like a separate living area within the extension, ideal for multi-generational living or providing independent space for family members.

The ground floor of the main house features a welcoming and spacious lounge, a well-appointed kitchen-dining room perfect for family meals and entertaining, and a bright conservatory that opens onto the rear garden, offering a peaceful retreat. Upstairs, there are three good-sized bedrooms and a family bathroom, providing ample space for a growing family.

The extension adds a fantastic new dimension to the property, almost like a home within a home. It boasts its own living area, a modern kitchen, a second conservatory with garden access, and a convenient shower room on the ground floor. The first floor of the extension houses two spacious double bedrooms, offering independence and privacy—ideal for older parents, teenagers, or anyone needing their own space. Externally, the property offers ample parking for the whole family at the front, while the rear garden is primarily lawned with pleasant seating areas, perfect for relaxing or entertaining.

This unique property combines space, style, and flexibility, making it perfect for today's modern family. Don't miss the chance to make it your own—call now to arrange a viewing!

Description

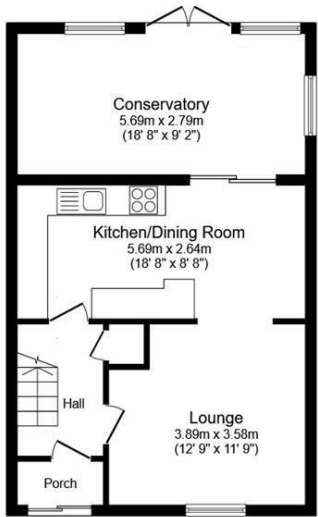
Agents Notes:

1. Money Laundering Regulations: All sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 buyer's responsibility to obtain verification of the legal title of the property via their solicitor.

Situation

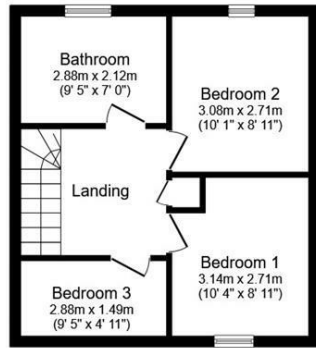
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





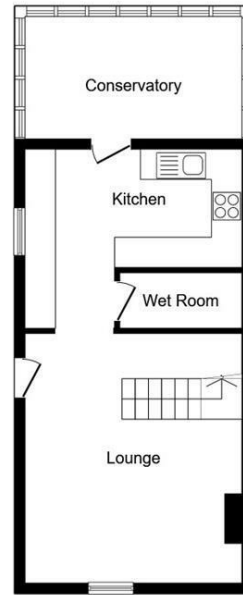
Ground Floor

Floor area 53.0 sq.m. (571 sq.ft.)



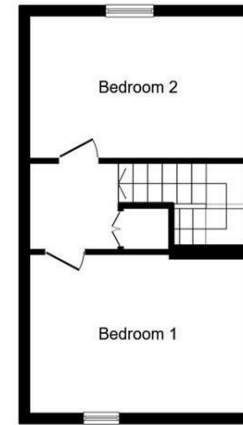
First Floor

Floor area 36.0 sq.m. (387 sq.ft.)



Ground Floor

Floor area 47.9 sq.m. (516 sq.ft.)

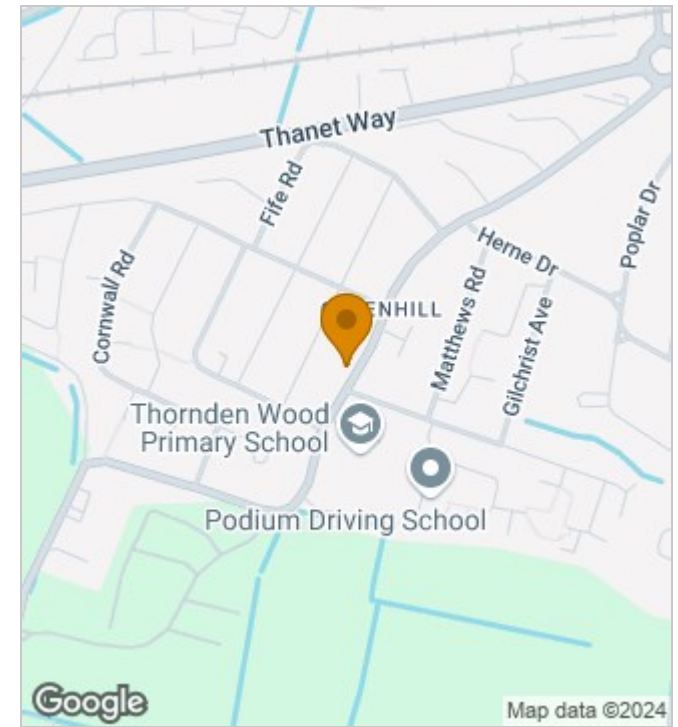


First Floor

Floor area 33.4 sq.m. (360 sq.ft.)

TOTAL: 170.3 sq.m. (1,833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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