



128 Greenhill Road, Herne Bay, CT6 7RR
£345,000



128 Greenhill Road, Herne Bay, CT6 7RR

£345,000

Welcome to this spacious and well-appointed three-bedroom semi-detached property, situated on the sought-after Greenhill Road in Herne Bay. Perfect for families, this home combines comfortable, practical spaces with thoughtful features to make everyday living a pleasure.

Upon entering, you're greeted by a bright and generous lounge area, ideal for family gatherings or quiet evenings at home. The well-equipped kitchen offers plenty of storage and flows seamlessly into the dining area, creating an inviting space for meals and entertaining. A ground-floor WC/utility area adds convenience and functionality, providing practical space for laundry and extra storage.

Upstairs, the first-floor landing features additional storage and houses the solar panel controls, maximizing the home's energy efficiency. Three double bedrooms provide ample space, with one bedroom boasting a private en-suite shower room. A separate family bathroom completes the first-floor layout, offering comfort and convenience for the entire family.

Outside, the rear garden is designed for low-maintenance living, featuring a small stocked pond for a serene touch. At the back of the garden, a garage and private parking offer secure and easy access.

Located close to local amenities, schools, and transport links, this home is ideal for families seeking both convenience and charm. Don't miss out—call us today to book a viewing of this wonderful property on Greenhill Road!

Description

EPC Rating C

Council Tax Band

Council Tax Band: C

Tenure: Freehold

Solar Panels

Local Area

Getting to know your local surroundings now and you will find just up the road from your new home there is a local shop for your morning papers and a pint of milk and just a short walk up the road from here there is an absolutely cracking Fish and Chip shop for that weekend treat! For families with young children, you could not be better placed for all your needs! There is a large playing field close by for kids of all ages along with a great selection of local schooling all within a short walk ranging from pre-school to secondary and for further educational years there are regular buses into Canterbury that run from stops that are stone's throw from you. These same buses also offer links into both Herne bay town center and Whitstable which have a good selection of well-known high street names and quirky boutiques. Just to top things off nicely the fantastic seafront of Herne bay is only a short drive from your new home and here you will find a great selection of cafes and restaurants, ice cream parlours and family arcades to help fill your summer time with. The only thing left to do now is to come and have a look for yourself!

Agents Notes

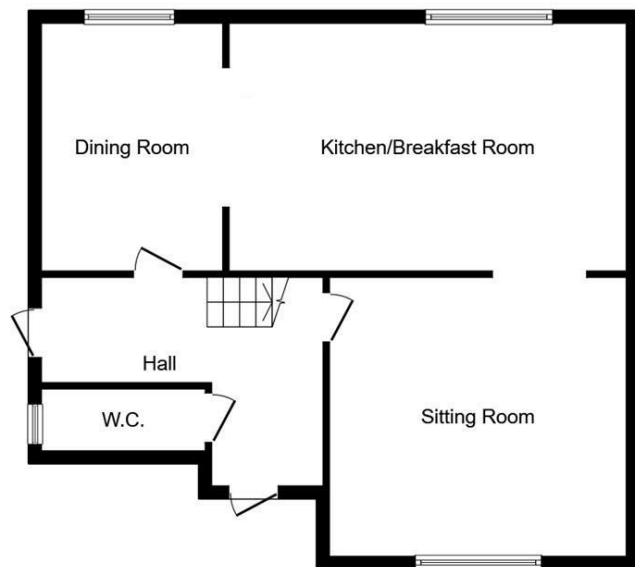
Agents Notes:

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.

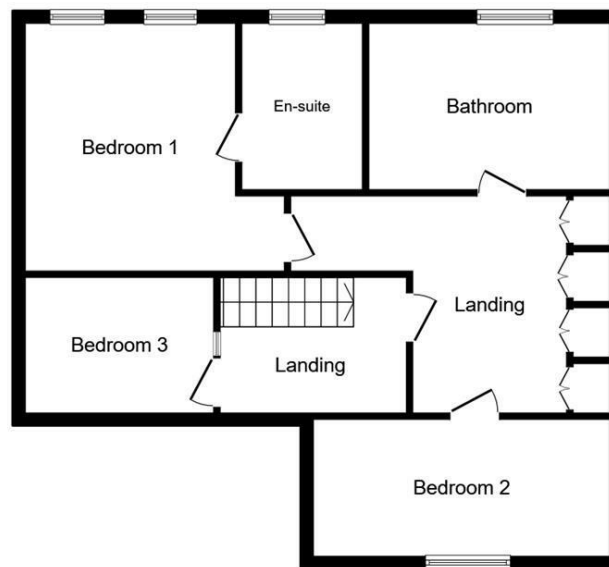
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





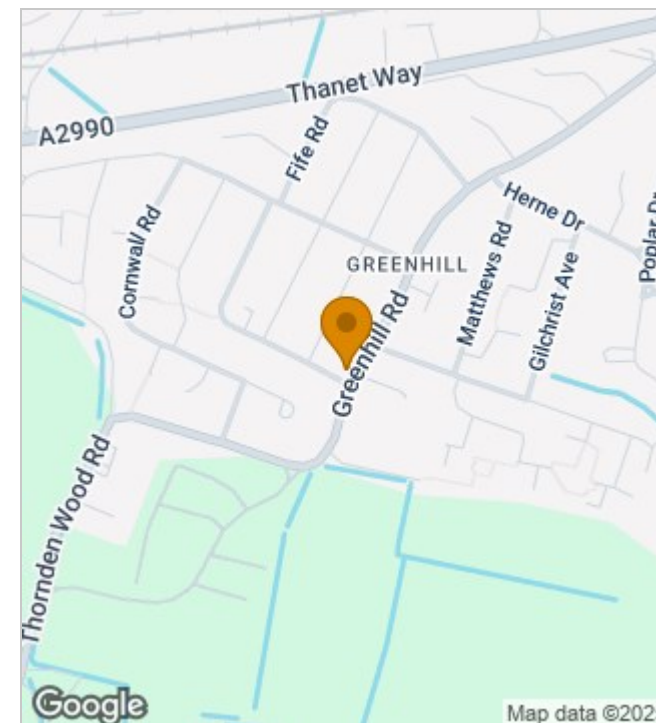
Ground Floor
Floor area 74.3 m² (800 sq.ft.)



First Floor
Floor area 70.4 m² (758 sq.ft.)

TOTAL: 144.7 m² (1,558 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

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.