



34 Blean View Road, Herne Bay, CT6 7RA
Offers in excess of £397,000



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Nestled in the desirable area of Blean View Road, Herne Bay, this beautifully well-proportioned two-bedroom detached bungalow offers spacious living areas and stunning views over a well-stocked garden. Designed for comfortable and relaxed living, this property is ideal for those seeking a peaceful retreat with convenient access to local amenities.

The bungalow features a large lounge with a vaulted ceiling, originally a conservatory that provides a bright and airy atmosphere.

This space is perfect for relaxation or entertaining guests. Double doors lead from the lounge to a separate dining room, allowing for a seamless flow between dining and lounging areas – ideal for hosting or enjoying quiet family meals.

Both bedrooms are spacious double rooms, with the master bedroom offering fitted wardrobes for ample storage. The well-appointed bathroom includes a bathtub for relaxing soaks and a separate shower cubicle, catering to all preferences.

The kitchen/breakfast room is practical and inviting, with easy access to the lounge area, creating a sociable and inclusive atmosphere for casual dining or morning coffee while enjoying garden views.

The property boasts a generous rear garden beautifully stocked with various plants and shrubs, providing a serene and picturesque outdoor space for leisure and relaxation. Additionally, the bungalow includes a garage and driveway, secured with metal gates, offering ample parking space and enhanced security.

Other features of this charming home include double glazing throughout and efficient gas central heating, ensuring year-round comfort and energy efficiency.

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 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 holds 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.

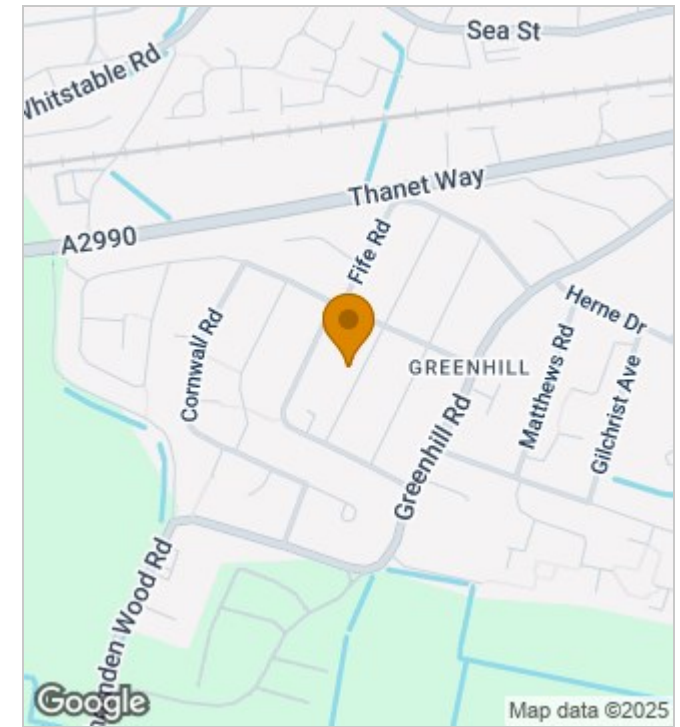
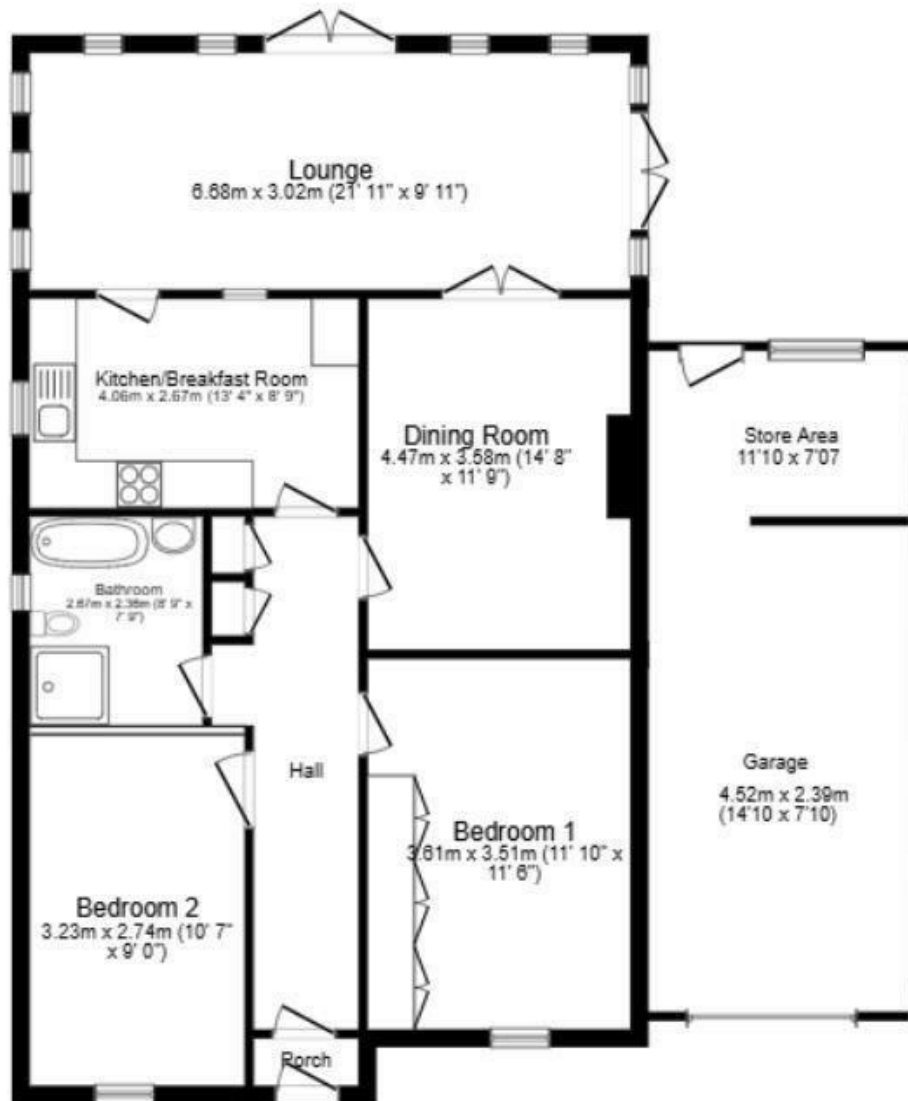
Situation

Greenhill is a residential suburb located in the western part of Herne Bay, Kent, England. Situated approximately 1.5 miles from the town center and the picturesque seafront, Greenhill offers residents a blend of suburban tranquility and convenient access to coastal amenities.

The area benefits from well-connected bus routes and proximity to motorway links, facilitating easy travel to nearby destinations. Families will appreciate the close proximity to educational institutions, including Herne Bay High School and local primary schools.

In summary, Greenhill in Herne Bay presents a desirable living environment that combines modern housing options with convenient amenities, all within a short distance of the charming Kent coastline.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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	

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