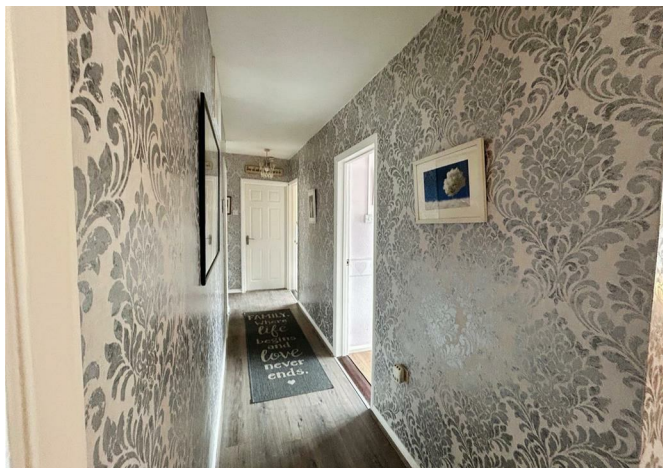
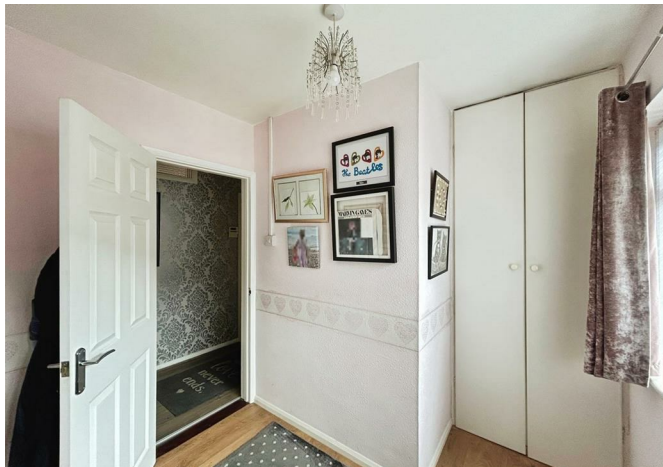




**5 Throwley Drive, Herne Bay, CT6 8LP**  
**£365,000**



## 5 Throwley Drive, Herne Bay, CT6 8LP £365,000

Situated on a private road in the desirable area of Herne Bay, this three-bedroom detached bungalow offers a peaceful retreat with convenient access to local amenities and the coast.

Set behind a well-maintained front garden filled with mature plants, the property boasts excellent kerb appeal. A private driveway leads to a detached garage, providing ample off-road parking.

Inside, the accommodation includes a comfortable lounge, three well-proportioned bedrooms, a modern fitted shower room, and a stylish kitchen that flows beautifully into the conservatory – perfect for dining or relaxing while enjoying views of the garden.

The rear garden offers great potential for anyone with a passion for gardening – a blank canvas ready to be transformed into a private oasis.

Don't miss out on this rarely available home in a tranquil location. Call today to arrange your viewing.

EPC Rating D  
Tenure: Freehold  
Council Tax Band C

## Description

Council Tax Band C

EPC Rating D

Tenure Freehold

Agents Notes

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

Lounge

10'06 x 16'07

Kitchen

7'06 x 15'01

Conservatory

7'04 x 14'09

Bedroom One

11'06 x 11'09

Bedroom Two

7'08 x 8'09

Bedroom Three

7'10 x 10'03

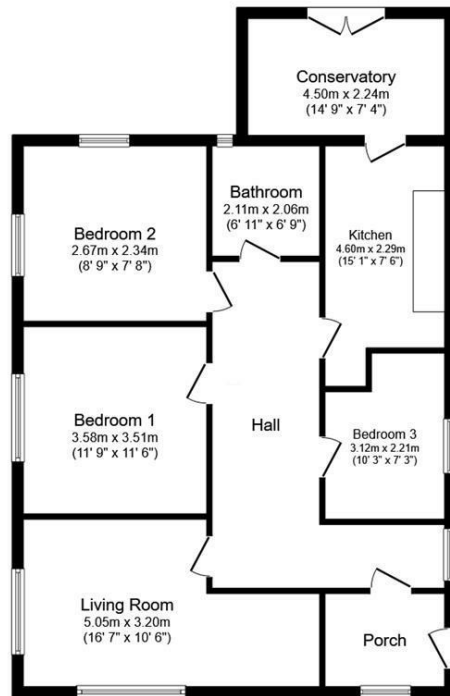
Shower Room

6'11 x 6'09

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.

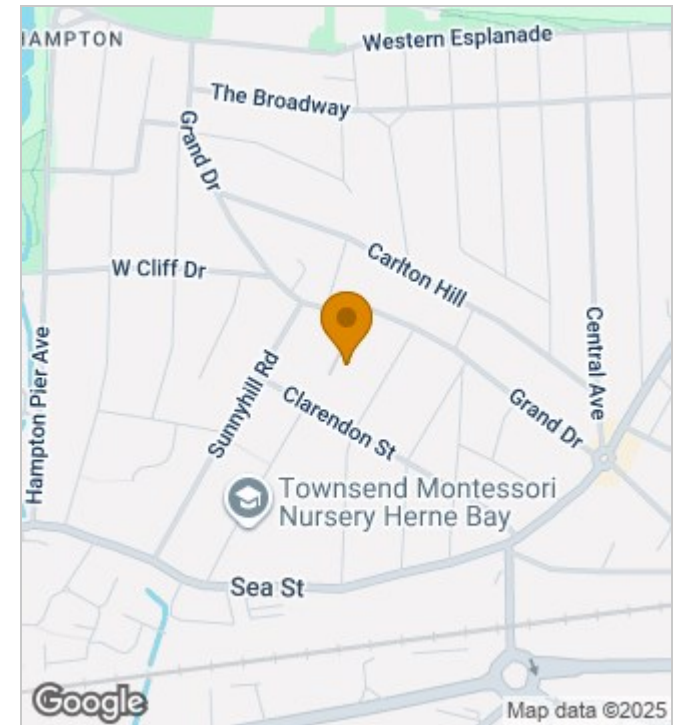




Floor Plan  
Floor area 92.3 sq.m. (994 sq.ft.)

Total floor area: 92.3 sq.m. (994 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](http://www.Propertybox.io)



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>85</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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[www.zesthomes.uk](http://www.zesthomes.uk)

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