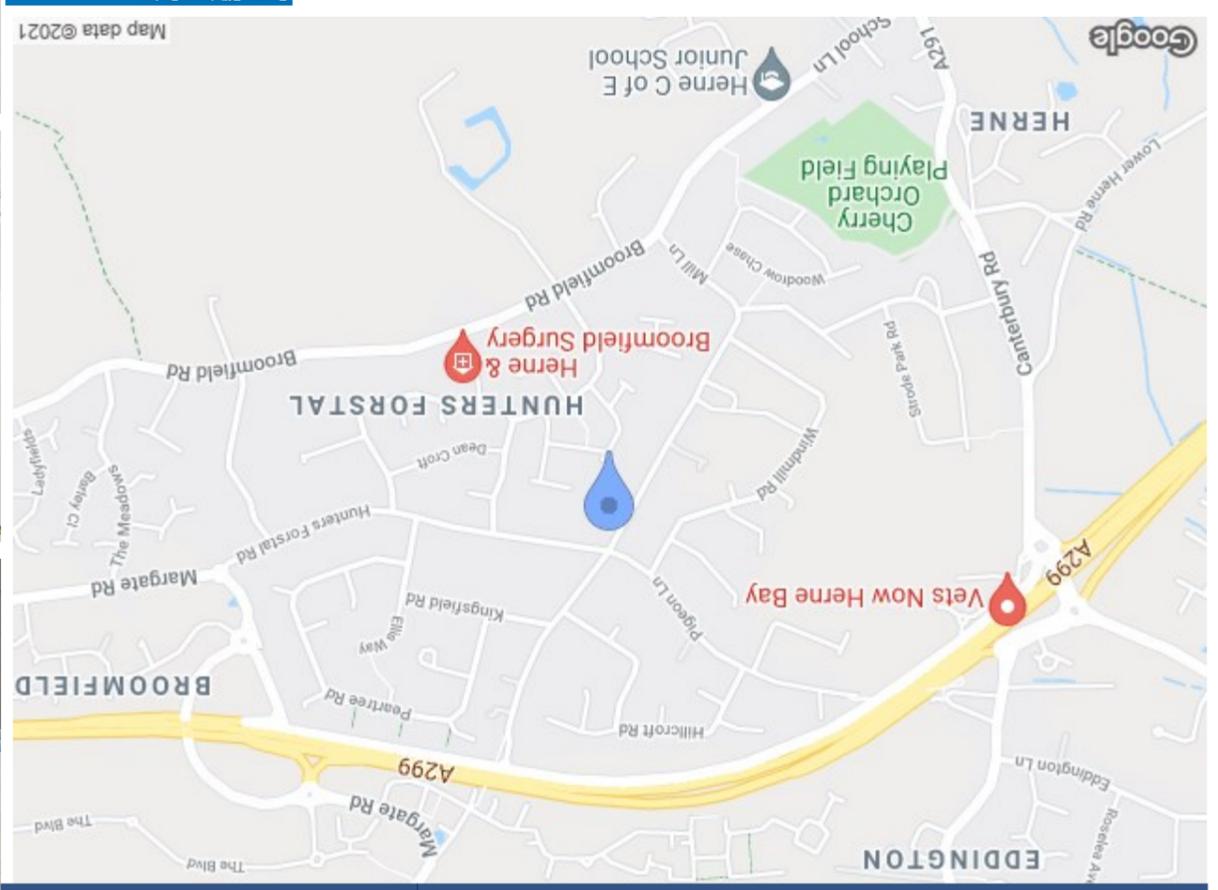


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Energy efficient - higher running costs	C (61-80)
Not energy efficient - higher running costs	D (51-60)
	E (41-50)
	F (31-40)
	G (21-30)
	H (1-20)
Current	71
Possible	83



**HERNE BAY**  
**19 SAVERNAKE DRIVE**

136 High Street, Herne Bay, Kent, CT6 5JY  
 01227 740840 e. [hernebay@milesandbarr.co.uk](mailto:hernebay@milesandbarr.co.uk)

...valuing people, not just property



**19 SAVERNAKE DRIVE**  
**HERNE BAY** **£425,000**

- Chain Free Sale
- Detached Bungalow
- Modern Living
- Ample Off Street Parking
- Quiet Location
- Close To Local Amenities
- Ready To Move In
- Sought After Road

## ABOUT

CHAIN FREE THREE BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH AMPLE OFF-STREET PARKING...

Miles and Barr are excited to present to the market this well presented, spacious bungalow located in an extremely popular quiet location of Savernake Drive, Herne Bay. Internally the accommodation comprises of, large entrance hallway offering lots of storage, generously sized central lounge dining area that benefits from two double glazed access points to the garden, with modern fitted kitchen breakfast room with lots of storage and work surface, modern family shower room with large shower unit and double basin, en-suite bathroom, and three good sized bedrooms. Externally the home benefits from a sunny aspect rear garden that is mostly laid to lawn with patioed area outside the lounge making for a perfect spot to enjoy the last of the sun. To the front the home has ample off-street parking with garage completing the accommodation. The location is always sought after due to its excellent access to local amenities, transport links and lack of passing traffic, specifically with this beautiful bungalow being tucked in the corner of the road. The home is to be offered with NO ONWARD CHAIN, so please contact Sole Agents Miles and Barr to organise your personal viewing appointment today.

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

## DESCRIPTION

Entrance

Kitchen 15'02 x 11'02 (4.62m x 3.40m)

Bathroom 10'0 x 7'05 (3.05m x 2.26m)

Lounge 23'05 x 17'01 (7.14m x 5.21m)

Bedroom One 11'10 x 10'02 (3.61m x 3.10m)

En-Suite 6'09 x 6'0 (2.06m x 1.83m)

Bedroom Two 13'01 x 7'05 (3.99m x 2.26m)

Bedroom Three 12'01 x 10'09 (3.68m x 3.28m)

External

Garage

Front Garden

Rear Garden

