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# Hawe Farm Way, Herne Bay, CT6 7UD

*£400,000*

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

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**KEY FEATURES**

- Detached House
- Four Bedrooms
- Garage & Off Road Parking
- No Forward Chain
- Modern Kitchen & Bathroom
- Spacious Throughout
- Extended To Rear

| | |
|---|---|
| **TENURE** | Freehold |
| **COUNCIL TAX** | Band D |
| **EPC RATING** | C (72) |











# About this home

Situated on Hawe Farm Way in the sought-after Broomfield area of Herne Bay, this spacious four-bedroom detached house is offered with no forward chain and provides excellent family accommodation in a quiet residential setting. The property has been thoughtfully extended to the rear, creating a generous and versatile living space ideal for modern lifestyles.

Upon entering the home, you are greeted by a hallway with stairs leading to the first floor and a doorway that opens into the expansive lounge/diner, perfect for family gatherings or entertaining. Adjacent to the main living area is a sleek, modern kitchen, while to the rear of the property a second reception room offers further flexibility for use as a family room, home office or playroom. A separate utility room and a ground floor WC add to the practicality of the ground floor layout.

Upstairs, the first floor offers four well-sized bedrooms and a family bathroom, providing ample space for a growing family or visiting guests.

Outside, there are well-kept gardens to both the front and rear of the property. A driveway to the side leads to a garage, offering off-road parking and additional storage.

Broomfield is a popular suburb of Herne Bay, appreciated for its peaceful atmosphere, strong community feel and proximity to both countryside and coast. Local amenities, reputable schools and transport links are all easily accessible, with Herne Bay town centre and seafront just a short drive away.

Location information

🏫 Schools Herne Church of England Infant and Nursery School: Approximately 0. 4 miles (0. 6 km) away, about an 8-minute walk. Herne Church of England Junior School: Approximately 0. 4 miles (0. 6 km) away, about an 8-minute walk. Herne Bay High School: Approximately 1. 3 2 miles (3. 5 km) north, about a 7-minute drive. Reculver Beach: Approximately 3. 5 miles (5. 6 km) northeast, about a 10-minute drive.

🏥 Doctors St Anne's Surgery: Approximately 1. 5 miles (2. 4 km) away, about a 5-minute drive. Beltinge & Reculver Surgery: Approximately 2. 5 miles (4 km) away, about an 8-minute drive.

🚉 Train Station Herne Bay Railway Station: Approximately 1. 2 miles (1. 9 km) away, about a 5-minute drive.

🚏 Nearest Bus Stops Windmill, Herne: Approximately 0. 2 miles (0. 3 km) away, about a 3-minute walk. Strode Park, Herne: Approximately 0. 5 miles (0. 8 km) away, about a 10-minute walk.

🏙️ Town Centre Herne Bay Town Centre: Approximately 2 miles (3. 2 km) north, about a 7-minute drive.

📍 Other Points of Interest Herne Mill: Approximately 0. 5 miles (0. 8 km) away, about a 10-minute walk. Reculver Towers and Roman Fort: Approximately 3. 5 miles (5. 6




















# Key information

**APPROX. FLOOR AREA**
1,119 sq ft (104 sq m)

**EPC RATING**
C (72)

**COUNCIL TAX**
Band D

**TENURE**
Freehold

## Take the 3D tour

Scan to walk through this home online, any time.


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Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.

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## Take the 3D tour

Scan with your phone camera to walk through this home, any time.

# Arrange a viewing

*Call 01227 362248 or email mail@davidclarke.co.uk*

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