



Margate Road, Broomfield, Herne Bay, CT6 7BH

£375,000

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Large Rear Garden
- Popular Location
- Two Reception Rooms
- Close To Local Shops
- Close To Seafront (Approx 1.5 Miles)



TENURE Freehold

COUNCIL TAX Band C

EPC RATING D (58)



About this home

Located in the popular village of Broomfield, this three-bedroom semi-detached house on Margate Road presents an excellent opportunity for those seeking a well-proportioned home with good access to local amenities and Herne Bay's vibrant town centre. Broomfield itself is a well-regarded residential area, known for its friendly community, nearby shops, regular bus services, and easy access to both the coast and countryside. Just a short distance away you'll find a local Sainsbury's supermarket, petrol station, state-of-the-art gym, Argos, Costa Coffee, a local Post Office, as well as a popular local pub and the picturesque Broomfield Pond. For those who enjoy walking, the surrounding open fields and countryside offer a peaceful retreat right on the doorstep. The property is also within easy reach of Reculver Towers (Approx 3.1 Miles) and coastal paths, perfect for scenic walks and enjoying the sea air.

Herne Bay town centre is only a short drive away, offering a wide range of restaurants, supermarkets, and leisure facilities, along with a mainline railway station providing

Additionally, the charming seaside town of Whitstable (Approx 6.3 Miles) and the historic city of Canterbury (Approx 8 Miles) are both within easy reach, offering a fantastic choice of independent shops, cultural attractions, and further transport connections.

As you step inside the property, you are welcomed by a spacious entrance hallway, complete with under-stairs cupboards offering excellent storage solutions. The lounge is positioned at the front of the house and features a charming bay window that allows natural light to pour in, creating a bright and inviting living space. To the rear, the open-plan kitchen/diner offers a practical and sociable layout, ideal for modern family life. This area extends through to a conservatory which overlooks the generous rear garden, providing a peaceful spot to relax or entertain while enjoying the garden views.

Upstairs, the property offers two spacious double bedrooms, both with ample space for furniture, and a well-sized third bedroom that would work well as a single room, nursery, or home office. The family bathroom serves all three bedrooms and completes the accommodation on the first floor.

Externally, the property enjoys a wide driveway to the front, providing off-road parking for up to three vehicles. To the rear, the garden is of a particularly good size and includes a patio area directly adjacent to the house, ideal for outdoor dining in the warmer months. The garden also features a large garage (currently not accessible for vehicles due to a shed positioned to the side of the property), a greenhouse, and an additional summer house, offering plenty of potential for hobbyists or those in need of further storage.

This is a lovely home in a sought-after location, offering excellent space both inside and out. Whether you're upsizing, relocating to the coast, or simply seeking a more







Key information



APPROX. FLOOR AREA

764 sq ft (71 sq m)



EPC RATING

D (58)



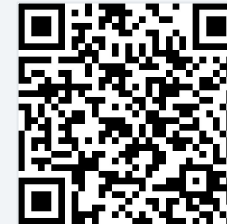
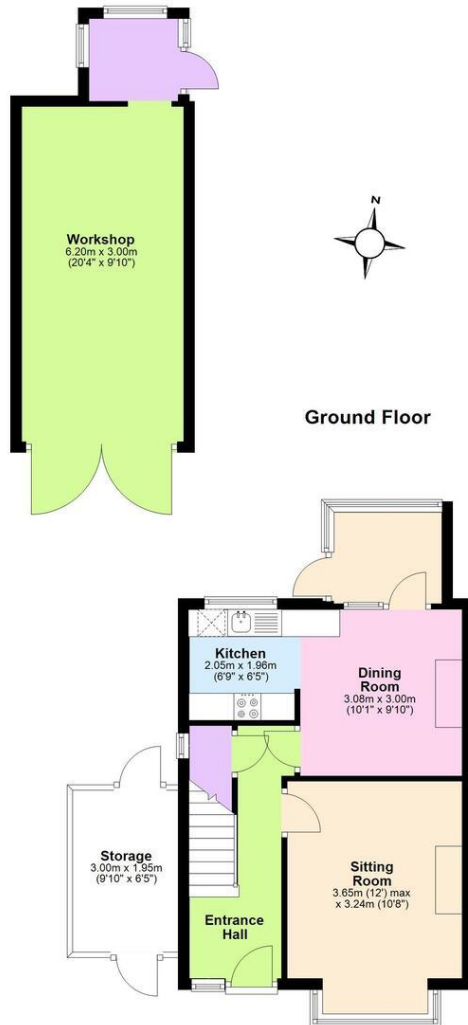
COUNCIL TAX

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TENURE

Freehold



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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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.



Arrange a viewing

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

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Take the 3D tour

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