



**39 Streetfield, Herne Bay, CT6 7AU**  
**Offers in excess of £365,000**



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Nestled in the sought-after residential village of Broomfield, this well-presented detached bungalow offers spacious and flexible accommodation, perfect for those seeking a peaceful lifestyle within easy reach of Herne Bay's local amenities and transport links.

The property comprises two generous double bedrooms, a modern shower room, and a bright, open-plan lounge and dining area providing ample space for both relaxation and entertaining. The well-fitted kitchen offers plenty of storage and workspace, leading conveniently to the rest of the home.

A versatile third bedroom or study opens into a light-filled conservatory, creating the perfect spot to unwind while enjoying views over the attractive rear garden.

Outside, the property benefits from a well-maintained garden, ideal for outdoor dining and leisure, as well as off-street parking and a garage (if applicable — can be adjusted).

Located on the popular Streetfield, this charming bungalow combines comfort, practicality, and location—making it an excellent choice for families, downsizers, or professionals alike.

## Description

Sitting Room  
16'2" x 8'2"

Dining Room  
9'10 x 7'11

Kitchen  
7'05 x 9'02

Conservatory  
13'06 x 8'06

Studdy/ Third Bedroom  
6'0 x 8'07

Hallway  
16'07 x 3'05

Shower Room  
5'07 x 7'07

Bedroom One  
10'05 x 8'10

Bedroom Two  
9'00 x 9'02

W/C  
3'01 x 5'04

Council Tax Band C

EPC Rating C

### Floorplan Clause

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.

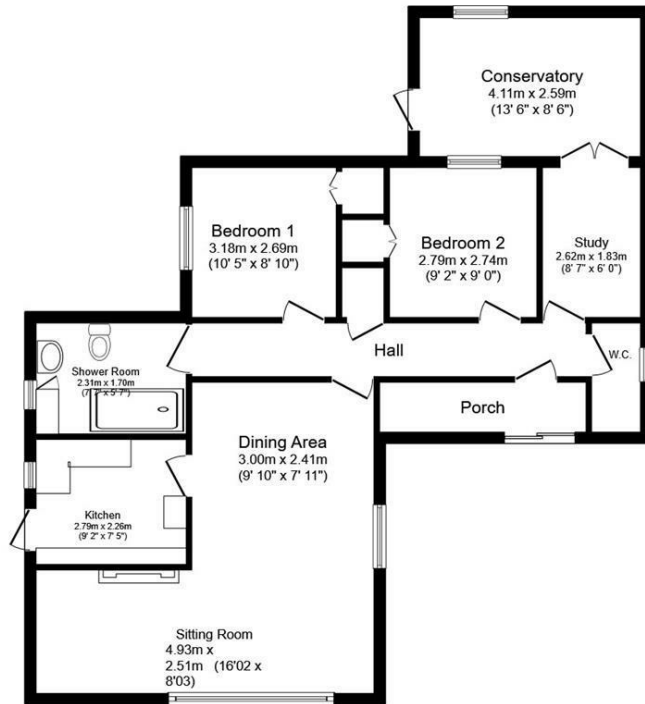
### Agents Notes:

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.

### Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

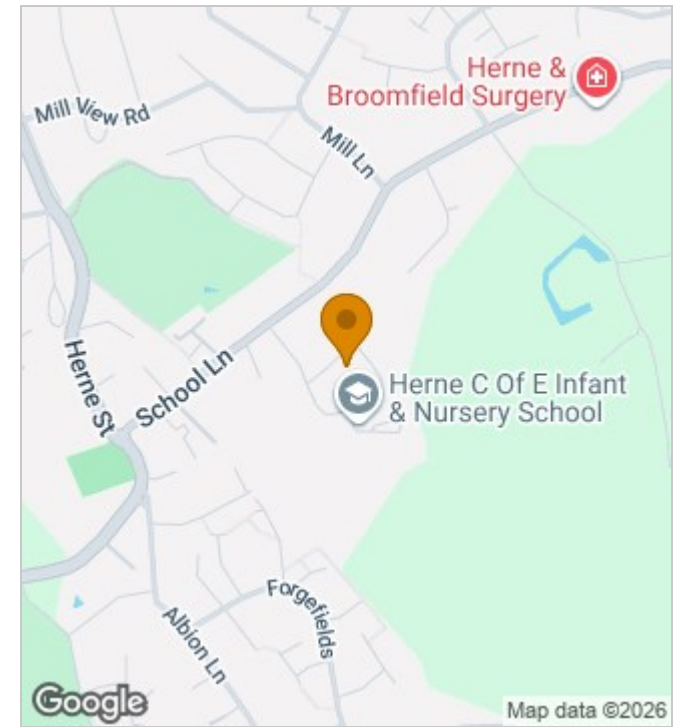




**Floor Plan**  
Floor area 89.1 sq.m. (959 sq.ft.)

Total floor area: 89.1 sq.m. (959 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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>77</b>
(55-68) <b>D</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 2002/91/EC	

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www.zesthomes.uk

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