



The Grove, Herne Bay, CT6 7QD

£400,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Large Rear Garden
- Modern Throughout
- Large Conservatory With Tiled Pitched Roof
- Two Garden Lodges
- Oak Doors

TENURE Freehold

COUNCIL TAX Band B

EPC RATING D (66)





About this home

Situated in the popular Greenhill area of Herne Bay, this modern and beautifully presented two-bedroom detached bungalow offers spacious and versatile accommodation, complemented by an impressive rear garden and two substantial garden lodges.

Upon entering the property, you are welcomed into a central entrance hallway which provides access to the majority of the accommodation. Both bedrooms are positioned to the front of the bungalow, with the bathroom conveniently located just beyond the second bedroom.

Towards the rear of the property is a comfortable lounge which opens directly into a large conservatory. The conservatory has been upgraded with a tiled pitched roof, creating a more substantial and usable living space throughout the year, and also provides direct access onto the rear garden.

The kitchen is also positioned to the rear and is fitted with a modern range of units together with integrated appliances. A door from the kitchen provides further access to the garden, making the layout particularly practical for day-to-day living and entertaining.

Outside, the property really comes into its own with a generous rear garden offering plenty of space to relax and entertain. There are two attractive seating areas as well as two excellent garden lodges. One is currently arranged as a home office and benefits from power and air conditioning, making it ideal for those working from home. The second lodge, positioned towards the rear of the garden, is currently used as a bar and entertaining area.

The lodge is insulated providing a fantastic additional space for socialising year round.

The Grove is well positioned within Greenhill, with a range of local shops, schools and everyday amenities close at hand. Herne Bay town centre is within easy reach and offers a wider selection of shops, cafés, restaurants and leisure facilities, together with the popular seafront, promenade and pier. Herne Bay railway station provides convenient links towards Canterbury, Whitstable, London and the surrounding areas, while nearby road connections offer straightforward access to the A299 Thanet Way.

A stylish and well-maintained bungalow with excellent additional garden accommodation, this property would suit a wide range of buyers looking for comfortable single-storey living in a convenient Herne Bay location.





THE
VE
GAMES
LAUNCHPAD



BAR





Key information



APPROX. FLOOR AREA

753 sq ft (70 sq m)



EPC RATING

D (66)



COUNCIL TAX

Band B



TENURE

Freehold



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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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