

# KE



120 Poplar Drive, Herne Bay, CT6 7QB

Offers In Excess Of £350,000

- Semi Detached Chalet Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Corner Plot
- Garage And Off Road Parking

# 120 Poplar Drive, Herne Bay CT6 7QB

Conveniently located in Poplar Drive, Herne Bay, this extended family home offers a perfect blend of comfort and convenience. With three bedrooms located on both ground and first floor this chalet bungalow is ideal for families or those seeking extra space. The property boasts a spacious wet room, ensuring that all your needs are met.

One of the standout features of this residence is its corner plot, providing a sense of privacy and ample outdoor space. The two inviting reception rooms create a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

For those with vehicles, the property includes a garage and off-road parking, making it easy to come and go without the hassle of street parking.

With its excellent location and thoughtful layout, it presents a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this charming chalet bungalow your own.



Council Tax Band:



**Sitting room**

13'6" x 10'9"

**Kitchen**

8'2" x 11'8"

**Dining Room**

9'6" x 13'8"

**Bedroom 1**

18'2" x 12'6"

**Bedroom 2**

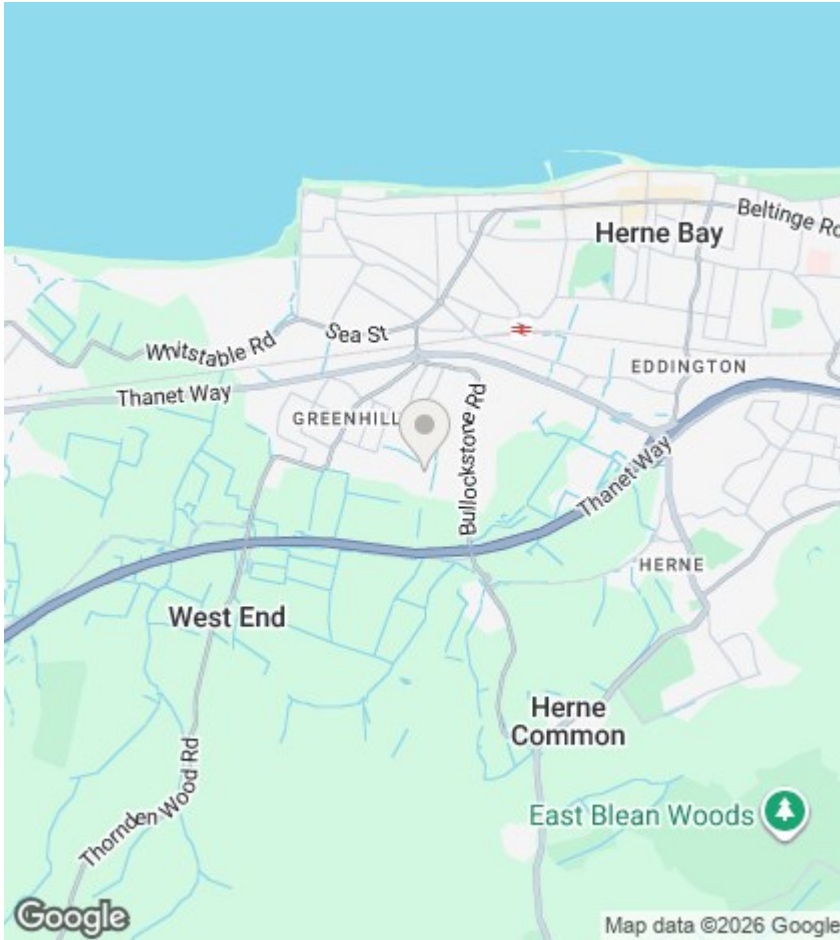
8'2" x 10'9"

**Bedroom 3**

9'1" x 8'2"

**Wetroom**

**Garage**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

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>			75
(55-68) <b>D</b>		57	
(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	



TOTAL FLOOR AREA: 988 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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