



45 Greenhill Gardens, Herne Bay, Kent, CT6 8NX

£279,995 Freehold

Nestled in a peaceful cul-de-sac, this charming semi-bungalow is offered to the market on a chain-free basis. Ideally located close to a range of local amenities, the property benefits from nearby convenience shops, excellent bus links into town, and easy access to neighbouring Whitstable and the historic Cathedral City of Canterbury. The accommodation includes an entrance hall, modern shower room, two bedrooms, and a fitted kitchen. A rear extension has created a spacious lounge-diner, perfect for entertaining or relaxing. The standout feature of this home is its exceptionally large rear garden, enjoying a sunny aspect – ideal for gardening enthusiasts or outdoor gatherings.





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GROUND FLOOR

Entrance Hallway

Entrance door to side, loft hatch.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed bay window to front, radiator, wall mounted gas combination boiler.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splashbacks above, stainless steel sink and drainer unit, four burner gas hob with extractor fan over and oven below, space and plumbing for washing machine, space for under counter fridge, radiator, double glazed window to front and side.

Lounge

Double glazed window to side, radiator, television point, fireplace.

Dining Room

Double glazed window to side, radiator, in decorative cover, double glazed doors to rear garden.

Shower Room

Shower stall, low level WC, suspended wash hand basin with storage cupboard below, heated towel rail, double glazed frosted window to side.

OUTSIDE

Rear Garden

Mainly laid to lawn with raised decking areas, shingled areas, flowering borders, established trees and bushes, garden shed, access to front, fenced surround.

Front Garden

Paved patio areas and shingled areas, walled surround.

COUNCIL TAX BAND B

NB At the time of advertising these are draft particulars awaiting approval of our sellers.

