



TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk  
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2 RICHMOND DRIVE, HERNE BAY, KENT.  
CT6 6RT

**£450,000**  
**Freehold**

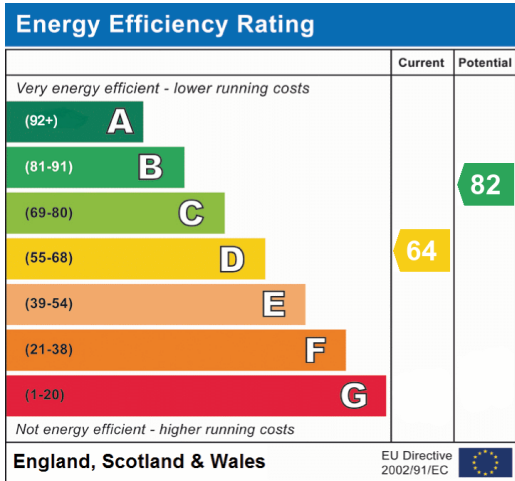
Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk



ABOUT THE PROPERTY

Being offered with vacant possession, this detached bungalow sits on a really nice plot in a village location and enjoys a beautiful and sunny garden. The accommodation comprises a spacious entrance hall that leads to a bright and airy lounge, flowing seamlessly into a conservatory that invites the outdoors in. The newly fitted kitchen is both stylish and functional, ideal for modern living. There are three comfortable bedrooms, including a master with its own en-suite, along with a contemporary family bathroom. The property also benefits from an off road parking space. Coastal Herne Bay is within two miles away, while local amenities such as shops and a regular bus service are all within easy walking distance

- FEATURES
- Three Bedroom Detached Bungalow
  - Village Location Close To Clifftop Walks
  - Vacant Possession/No Onward Chain
  - En Suite to Master Bedroom



GROUND FLOOR

**Porch**  
Double glazed door and windows, LVT flooring.

**Entrance Hallway**  
Loft access, radiator.

**Lounge/Diner**  
15' 11" x 11' 11" (4.85m x 3.63m) Double glazed window to front, sliding doors to conservatory, electric fired feature fireplace set in decorative covering, radiator.

**Conservatory**  
10' 3" x 9' 9" (3.12m x 2.97m) Double glazed window to sides and rear, with door leading to side.

**Kitchen**  
10' 0" x 8' 11" (3.05m x 2.72m) Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel sink with mixer tap over, Quooker tap, built in fridge freezer, combination microwave and NEFF oven, space for washing machine, double glazed window and door to rear, LVT Floor.

**Bedroom One**  
12' 0" x 11' 11" (3.66m x 3.63m) Double glazed window to rear, built in wardrobes, radiator.

**En-Suite**  
Double glazed window to rear, shower cubicle with low level WC, vanity wash hand basin, heated towel rail, lino flooring.

**Bedroom Two**  
10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window to front, built in wardrobes, radiator, carpet.

**Bathroom**  
Cream bathroom suite comprising, panelled bath unit with shower attachment over, double glazed window to front, pedestal wash hand basin, radiator, tiled flooring.

**Bedroom Three/Study**  
9' 0" x 8' 11" (2.74m x 2.72m) Double glazed window to front, radiator.



OUTSIDE

**Front Garden**  
Mainly paved with lovingly tendered, well stocked flowering borders. Driveway with parking for one vehicle.

**Rear Garden**  
Mainly laid to lawn, with fenced perimeters, greenhouse, two timber shed with mature trees and shrubs.

**COUNCIL TAX BAND C**  
NB At the time of advertising these are draft particulars awaiting approval of our sellers.

