



44 Swallow Avenue, Whitstable
£440,000

44 Swallow Avenue

Whitstable, Whitstable

Three bedroom, extended family home situated within the quiet cul-de-sac of Swallow Avenue benefiting from off street parking and a detached garage. This is an excellent opportunity for a rare find with viewings highly recommended. In brief, internally, the property comprises of a porch entrance with welcoming hallway entrance, downstairs cloakroom, spacious double lounge, measuring an approximate 25ft x 11ft. In addition on the ground floor there is a well presented, modern kitchen with the extension at the rear boasting a separate dining room. Upstairs there is a family bathroom, three bedrooms, two doubles and one single with two of the bedrooms boasting beautiful distant sea views. Externally there is off street parking for multiple vehicles, a detached garage with a low maintenance garden at the rear. Please call Miles & Barr for more information and to arrange your internal viewings.

Council Tax band: C

Tenure: Freehold

- Extended family home
- 3 bedrooms
- Off Street Parking
- Distant sea views
- Detached Garage
- Semi Detached
- Low Maintenance Garden





Entrance

Kitchen

Dimensions: 3.68m x 2.51m (12'01 x 8'03).

Lounge

Dimensions: 7.62m x 3.20m (25'04 x 10'06).

Dining Room

Dimensions: 4.47m x 2.54m (14'08 x 8'4).

First Floor

Shower Room

Dimensions: 2.11m x 1.65m (6'11 x 5'05).

WC

Dimensions: 1.65m x 0.89m (5'05 x 2'11).

Bedroom One

Dimensions: 3.76m x 2.97m (12'04 x 9'09).

Bedroom Two

Dimensions: 3.63m x 3.10m (11'11 x 10'02).

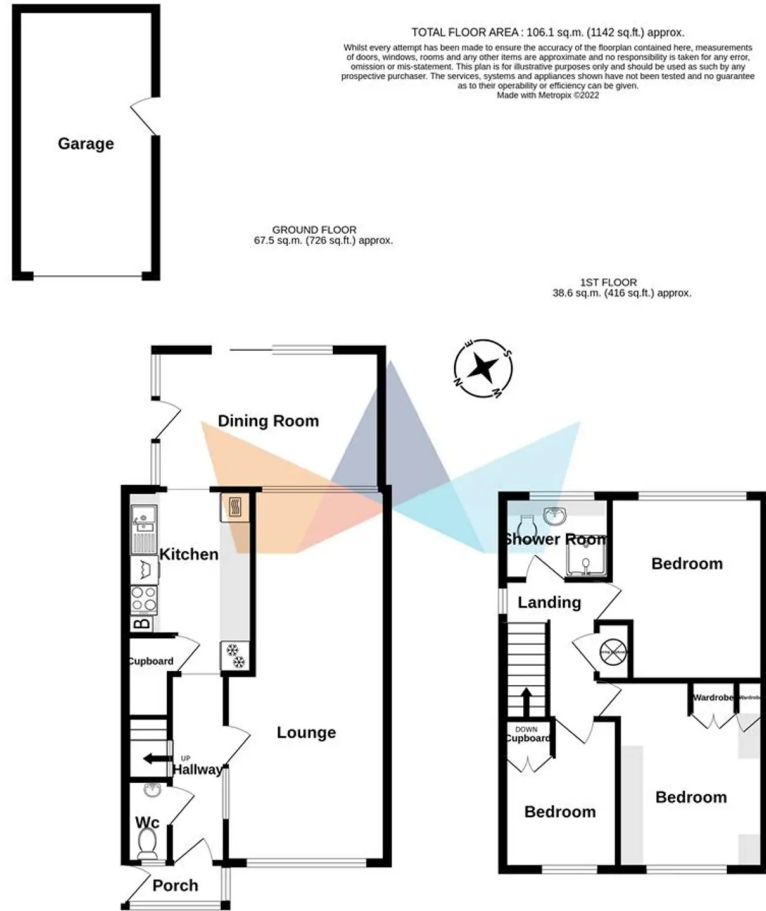
Bedroom Three

Dimensions: 2.92m x 2.26m (9'07 x 7'05).

Back Garden

Garage





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure