



42 Balfour Road, Walmer
£535,000

42 Balfour Road

Walmer, Deal

THREE BEDROOM DETACHED FAMILY HOME IN POPULAR LOCATION!! Miles and Barr are delighted to bring to the market this three bedroom detached family home in the popular Balfour Road, Walmer, Deal. This property offers plenty of living space due to its extension and large garden to be enjoyed by the whole family. Benefits include a large hallway entrance, spacious lounge leading to the extended dining area, downstairs shower room with WC and modern fitted kitchen. Upstairs benefits of three bedrooms, family bathroom and large boarded attic. Externally there is off street parking to the front and spacious garage and a stunning rear garden with patio area. This property is also being offered with no forward chain! We know that these houses tend to be popular with buyers so please don't miss out and call Miles and Barr Deal to arrange a viewing!

Tenure: Freehold

- Extended
- Off Street Parking
- Three Bedrooms
- Modern Kitchen
- Spacious Garage
- Stunning Rear Garden
- Popular Location
- No Forward Chain!
- Detached House





Entrance

Hallway

Kitchen

Dimensions: 3.0 x 3.4 (9'10" x 11'1").

Lounge

Dimensions: 6.5 x 3.6 (21'3" x 11'9").

Dining Room

Dimensions: 5.2 x 3.2 (17'0" x 10'5").

Bathroom

Dimensions: 2.7 x 1.5 (8'10" x 4'11").

Bathroom

Dimensions: 1.3 x 0.8 (4'3" x 2'7").

WC

Bedroom One

Dimensions: 4.2 x 3.6 (13'9" x 11'9").

Bedroom Two

Dimensions: 3.6 x 2.5 (11'9" x 8'2").

Bedroom Three

Dimensions: 3.1 x 2.3 (10'2" x 7'6").

Rear Garden

External

Off Street Parking

First Floor

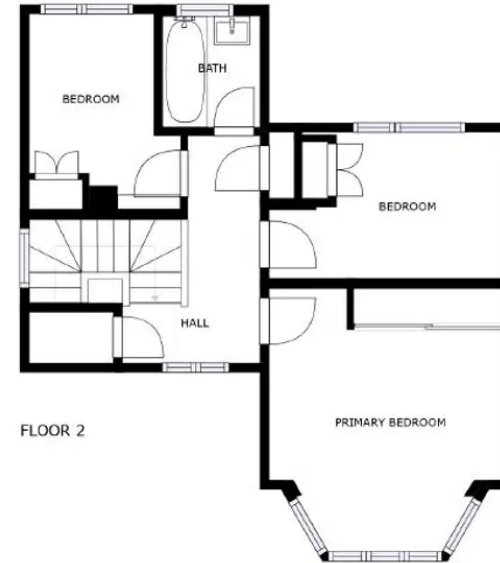
Garage

Dimensions: 6.2 x 3.0 (20'4" x 9'10").





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 744 sq. ft, FLOOR 2: 468 sq. ft
 EXCLUDED AREAS: , GARAGE: 282 sq. ft
 PATIO: 64 sq. ft
 TOTAL: 1212 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Miles and Barr

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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