



60 Mayfield Road, Herne Bay  
£375,000





# 60 Mayfield Road

Herne Bay, Herne Bay

CHAIN FREE DETACHED BUNGALOW IN NEED OF MODERNISATION ON A LARGE PLOT WITH SUNNY ASPECT GARDEN...Miles and Barr are delighted to present to the market this two bedroom detached bungalow with a large garden located centrally in Mayfield Road, Herne Bay. The property is in need of modernisation, and due to the garden size and what other similar properties have done on the road, would lend itself to extending, subject to relevant planning permissions. Internally the home is comprised of two bedrooms to the front, shower room, with large lounge and kitchen to the rear with full width conservatory to the rearmost. There is another room that was once the garage that have been used for multiple purposes previously from a bedroom, office and gym. The garden is mostly laid to lawn and almost directly south facing, with paved area to the rear. The home has front garden and driveway to the front. The location is ideally located for access to transport links, shops and schools as well as being within walking distance to all the town has to offer including the seafront! Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Council Tax band: C

Tenure: Freehold

- Lots Of Potential
- Detached Bungalow
- Chain Free
- Central Location
- Off Street Parking
- Sunny Aspect Large Garden







## Ground Floor

### Entrance

### Lounge

Dimensions: 4.24 x 3.67 (13'10" x 12'0").

### Kitchen

Dimensions: 3.28 x 2.41 (10'9" x 7'10").

### Bedroom One

Dimensions: 3.63 x 3.60 (11'10" x 11'9").

### Bedroom Two

Dimensions: 3.30 x 2.55 (10'9" x 8'4").

### Shower Room

Dimensions: 2.25 x 1.68 (7'4" x 5'6").

### Office/Second Reception Room

Dimensions: 4.46 x 2.37 (14'7" x 7'9").

### Conservatory

Dimensions: 6.04 x 2.86 (19'9" x 9'4").





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 724 sq. ft, 67 m<sup>2</sup>, EXCLUDED AREAS:  
PORCH: 183 sq. ft, 17 m<sup>2</sup>  
TOTAL: 724 sq. ft, 67 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## Miles & 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](https://www.milesandbarr.co.uk/referral-fee-disclosure)