



62 Highgate Road, Whitstable  
£350,000



# 62 Highgate Road

Whitstable, Whitstable

Three bedroom semi detached bungalow with detached home office and situated on an exceptionally large plot being sold chain free!

In brief, the property comprises a spacious conservatory entrance, kitchen, three bedrooms with one currently being used as a home office, a newly installed family bathroom and lounge with open log fire. The owners have advised us the soffits and fascias, side and rear are only a year old and the Worcester combi boiler is only three years old. In addition to this, there is a loft room that is boarded with windows and electrics for rare to find additional usable space.

Externally there is a garden to the front, a detached studio, the perfect home office with ample electric sockets and an exceptionally large private corner plot which must be viewed to be appreciated.

Please call Miles & Barr for more information and to arrange your internal viewing.

Council Tax band: C

Tenure: Freehold

- Three Bedroom
- Semi Detached
- Detached Home Office
- Exceptionally Large Plot
- Freehold
- Gas Central Heated
- HIVE Heating System
- Loft Room
- Chain Free





### Entrance

### Lounge

17' 3" x 11' 9" (5.26m x 3.58m)

### Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

### Kitchen

11' 7" x 8' 2" (3.53m x 2.49m)

### Conservatory

14' 3" x 7' 8" (4.34m x 2.34m)

### Bedroom One

13' 10" x 9' 10" (4.22m x 3m)

### Bedroom Two

10' 2" x 10' 2" (3.1m x 3.1m)

### Bedroom Three/Office

8' 11" x 6' 10" (2.72m x 2.08m)

### Studio

11' 2" x 9' 5" (3.4m x 2.87m)

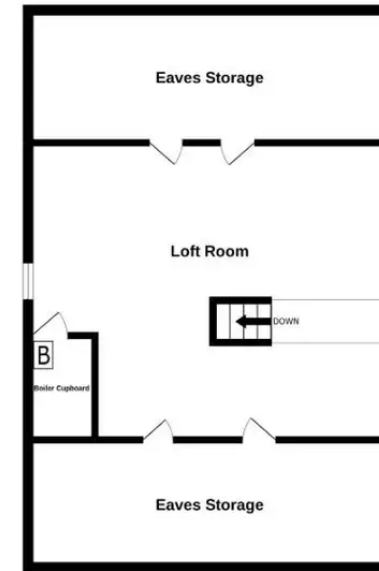
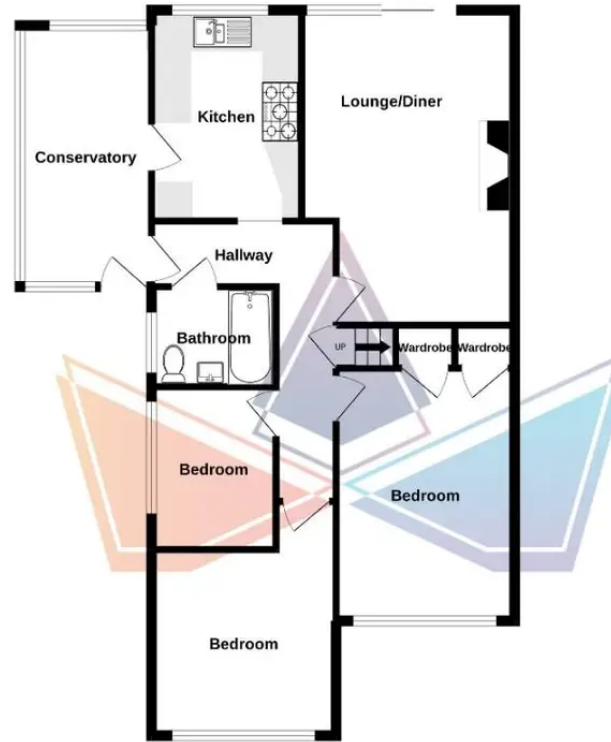
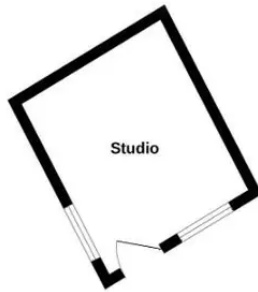
### Front Garden

### Rear Garden



GROUND FLOOR  
86.8 sq.m. (934 sq.ft.) approx.

LOFT ROOM  
56.7 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA : 143.5 sq.m. (1544 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles & Barr

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