



35 Cooks Lea, Eastry
£265,000

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Eastry, Sandwich

This charming End-Terrace house; built in the 1950's, features two bedrooms and is situated in a peaceful residential area. As you approach the property, you will notice its attractive exterior, with a well-manicured lawn and a tidy pathway leading up to the front door.

Upon entering the house, you will find yourself in a bright and airy living room, which boasts a wood burner and large windows that let in plenty of natural light. Adjacent to the living room is the fully equipped kitchen, which features ample counter and storage space. Upstairs, you will find two bedrooms which are both spacious and comfortable. The Front bedroom provides a lovely view of the school playing field and allotments. There is also a well-appointed bathroom on this floor, which includes a shower.

Outside, the property includes a two part private garden, where you can enjoy the fresh air and sunshine. The garden is perfect for hosting barbecues or simply relaxing with a good book.

A park is located at the end of the road, providing two play areas and footpaths to shops. Also, with close proximity of the local primary school, this two bedroom semi-detached house offers the perfect balance of comfort, convenience, and style which is ideal for individuals or small families.

- Chain Free
- Two Bedrooms
- End-Terrace House
- Large Garden
- Ideal for Families
- Bathroom with shower





Ground Floor

Entrance

Entrance Hall

Space Entrance Hall

Open Plan Lounge, Diner

10' 10" x 20' 0" (3.3m x 6.1m)

Wood Burner in lounge

Kitchen

7' 7" x 12' 6" (2.3m x 3.8m)

Utility

6' 7" x 5' 11" (2m x 1.8m)

First Floor

Bedroom One

9' 2" x 14' 1" (2.8m x 4.3m)

Bedroom Two

10' 6" x 11' 2" (3.2m x 3.4m)

Bathroom

6' 3" x 6' 11" (1.9m x 2.1m)





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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