



22 West Hill Road, Herne Bay
£435,000



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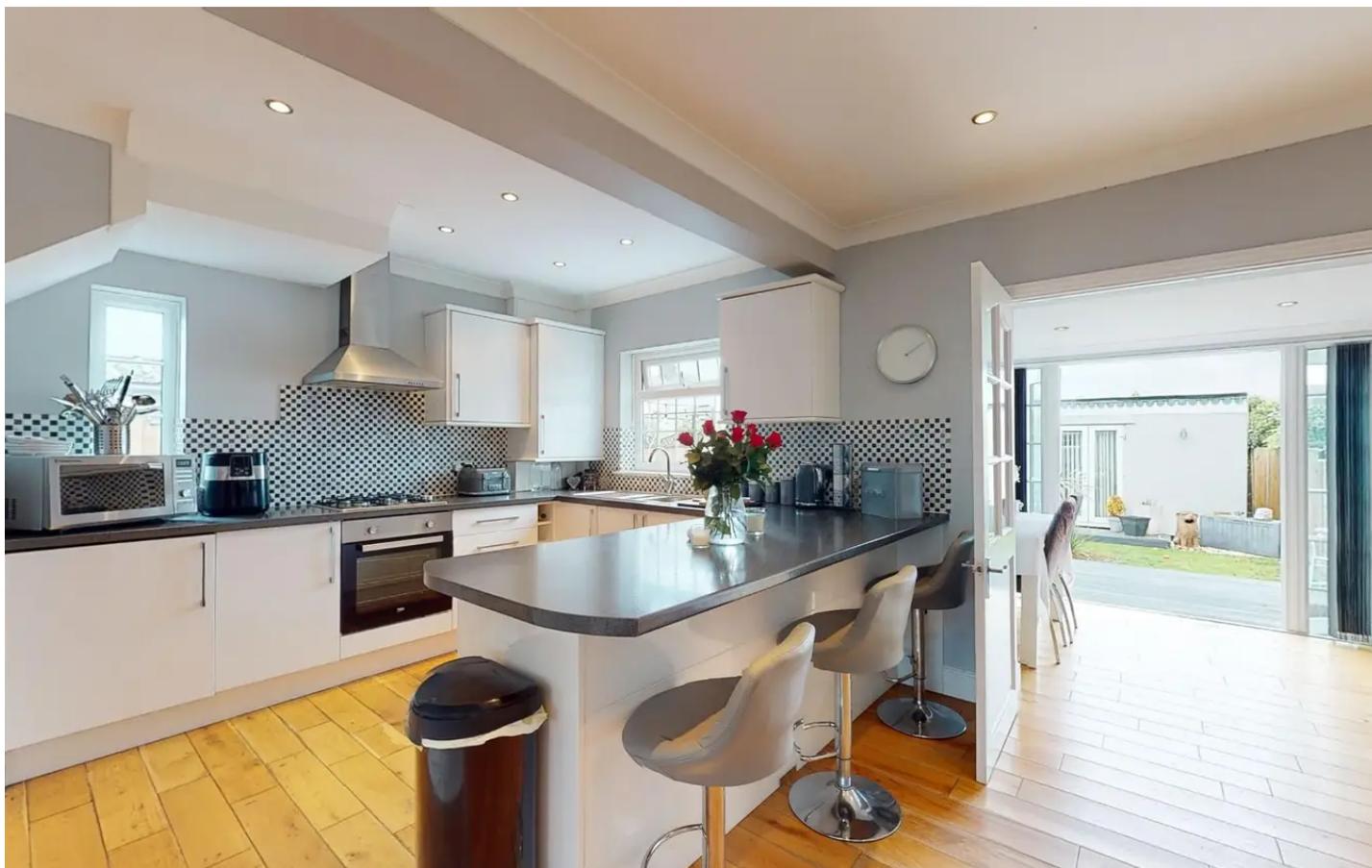
SPACIOUS SEMI DETACHED FAMILY HOME WITH OFF STREET PARKING A SHORT WALK FROM THE SEAFRONT

Miles and Barr are excited to present to the market this versatile three bedroom stylish home located in the extremely popular residential location of West Hill Road, Herne Bay. Internally the accommodation is comprised with a large light loft room that is currently being used as a guest bedroom, to the first floor are three good sized bedrooms complete with stylish modern family bathroom. The ground floor holds a convenient cloakroom, with the lounge to the front of the home which is open to the open plan modern fitted kitchen / diner with a large breakfast bar unit all completed to a high level. The internal space is completed with the extension that serves as a large utility room that could be used as required.

The garden has been designed to offer a low maintenance enjoyable space for the whole family with a largely decked area offering plenty of space for entertaining, with laid lawn to centre, and large garden room that offers a multitude of possibilities. The paved driveway from the front leads into the rear garden offering ease of access and ample parking. The area is popular for its proximity to the seafront, schools and the mainline train station, as well as a number of local amenities. Please contact sole agents Miles and Barr to organise your personal viewing appointment today.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to





Ground Floor

Cloakroom

Lounge

14' 0" x 12' 4" (4.27m x 3.76m)

Kitchen / Diner

18' 8" x 10' 4" (5.69m x 3.15m)

Garden Room

20' 9" x 12' 5" (6.32m x 3.78m)

First Floor

Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.18m)

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

Family Bathroom

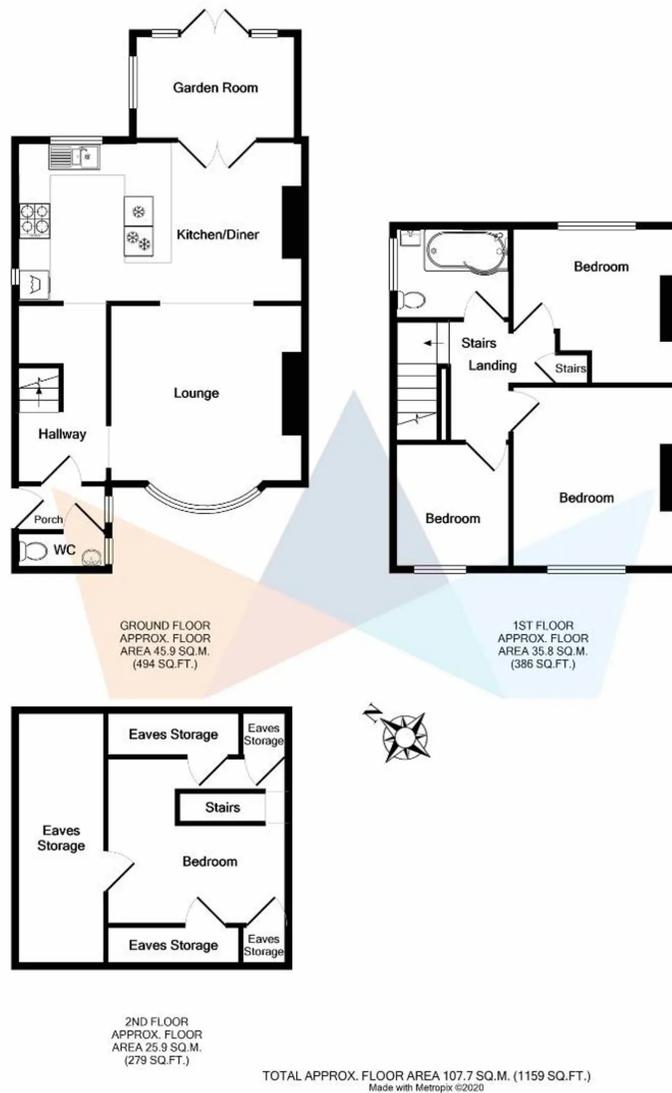
7' 5" x 5' 11" (2.26m x 1.80m)



Second floor

Loft Room / Bedroom Four

11' 6" x 10' 6" (3.51m x 3.20m)



Miles & Barr

125 High Street, Herne Bay – CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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