



21 Avenue Road, Herne Bay
£425,000

21 Avenue Road

Herne Bay

CHARMING GRADE II LISTED VICTORIAN FAMILY HOME IN THE HEART OF HERNE BAY WITH LOTS OF OUTSIDE SPACE...

You enter from the beautiful original porch into central entrance hallway with plate rail. To the front of the home is a very large, light, and airy, double aspect lounge with two bay windows and partial panelling. To the rear is another large double aspect sitting room with plate rail, panelling, and fireplace, that leads out an original sun room, with parquet flooring, which is the perfect place to take in the garden from. The home is completed with a L-shaped dining room, that leads back to the well-proportioned kitchen with fitted units offering lots of work surface and storage space, with downstairs high-level toilet before the back door to the garden.

Internally the accommodation is comprised over two levels, with the first floor holding four bedrooms with varying, but endearing aspects, room, window, and ceiling shapes. The first floor is completed by bathroom with separate cloakroom. The rear garden is a great size for a family with the large section being laid to lawn with high wall to the rear and outside the home being paved. Due to the size and openness of the plot there is sun in the garden all day. There is a back passageway leading to the garden from Avenue Road that is disused by the owners.

- Grade II Listed as 'The Cottage'
- Four Bedroom Three Reception Room
- Large Outside Space
- Stunning Gothic Architecture
- Incredible Potential
- Short Walk To Seafront, Town and Train Station





Entrance

Lounge

21' 0" x 17' 6" (6.41m x 5.34m)

Dining Room

15' 3" x 12' 7" (4.64m x 3.84m)

Garden Room

14' 6" x 8' 2" (4.43m x 2.48m)

Store Room

9' 2" x 2' 11" (2.79m x 0.88m)

Second Dining Room

14' 4" x 15' 5" (4.36m x 4.71m)

Kitchen

15' 7" x 10' 9" (4.76m x 3.27m)

WC

2' 11" x 4' 2" (0.89m x 1.26m)

First Floor

Bedroom

11' 5" x 7' 11" (3.49m x 2.42m)

Bedroom

14' 6" x 13' 0" (4.41m x 3.97m)

Bedroom

7' 10" x 11' 7" (2.40m x 3.53m)

Bedroom

12' 7" x 12' 3" (3.83m x 3.73m)

Bathroom

7' 6" x 12' 3" (2.28m x 3.73m)

WC

2' 10" x 4' 4" (0.87m x 1.33m)





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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure