



29 Barnes Way, Herne Bay
£425,000

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CHAIN FREE FOUR BEDROOM DETACHED FAMILY HOME
IN POPULAR LOCATION WITH GARAGE

Miles and Barr are excited to present to the market this well presented and appointed, four-bedroom detached house on Barnes Way, located between the popular villages of Beltinge and Reculver, Herne Bay. Situated on the popular 'Castle Chase' development, this property boasts ample accommodation and is the perfect home for a growing family with its proximity to the 'Ofsted Outstanding' Reculver Primary school. The home consists of a modern fitted kitchen offering ample work surface and storage space, downstairs cloakroom, with large light and airy lounge that looks out to, and gives access to, the private garden, with dining room off of the lounge. Upstairs you will find four well-proportioned size bedrooms, family bathroom and en-suite to the main and second bedroom. The rear garden is mostly laid to lawn with a decked area to the rear of the house and side access. The garage is integral to the home with driveway to the front. As well as the Ofsted Outstanding primary school, the home is also close to shops, transport links and stunning seaside clifftop walks. The home is offered with NO ONWARD CHAIN. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

These property details are yet to be approved by the vendor.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to





Ground Floor

Lounge

15' 5" x 13' 9" (4.71m x 4.2m)

Dining Room

13' 6" x 8' 6" (4.12m x 2.58m)

Kitchen

12' 4" x 8' 5" (3.77m x 2.57m)

Cloak Room

7' 1" x 0' 1" (2.15m x 0.03m)

First Floor

Bedroom One

17' 1" x 8' 6" (5.21m x 2.59m)

En-Suite

8' 5" x 7' 6" (2.56m x 2.29m)

Bedroom Two

12' 2" x 8' 11" (3.7m x 2.72m)

En-Suite

6' 4" x 4' 8" (1.92m x 1.41m)

Bedroom Three

10' 8" x 8' 11" (3.26m x 2.73m)

Bedroom Four

10' 8" x 6' 4" (3.25m x 1.92m)

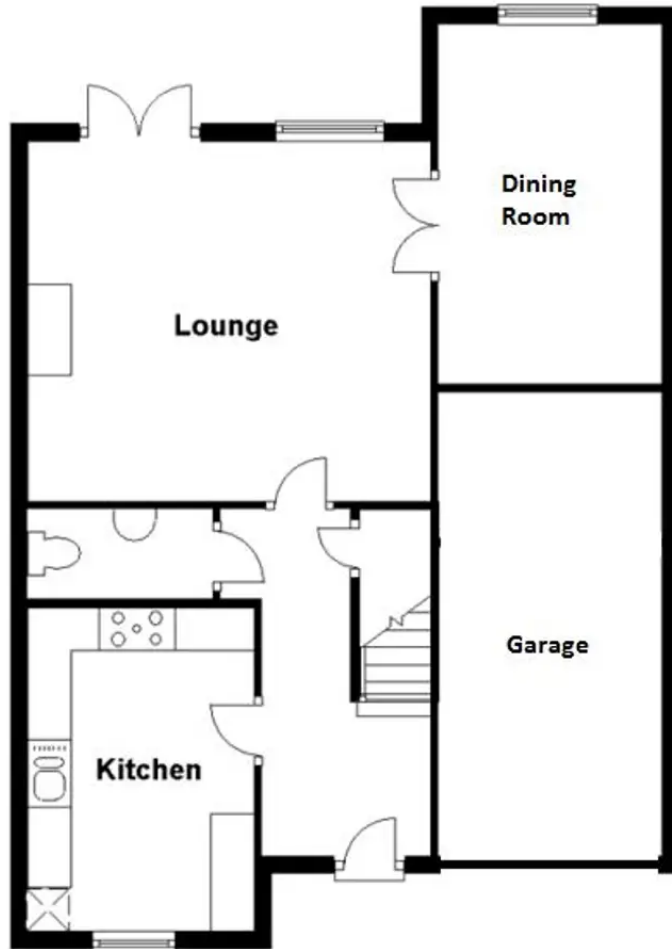
Family Bathroom

6' 9" x 5' 7" (2.06m x 1.71m)



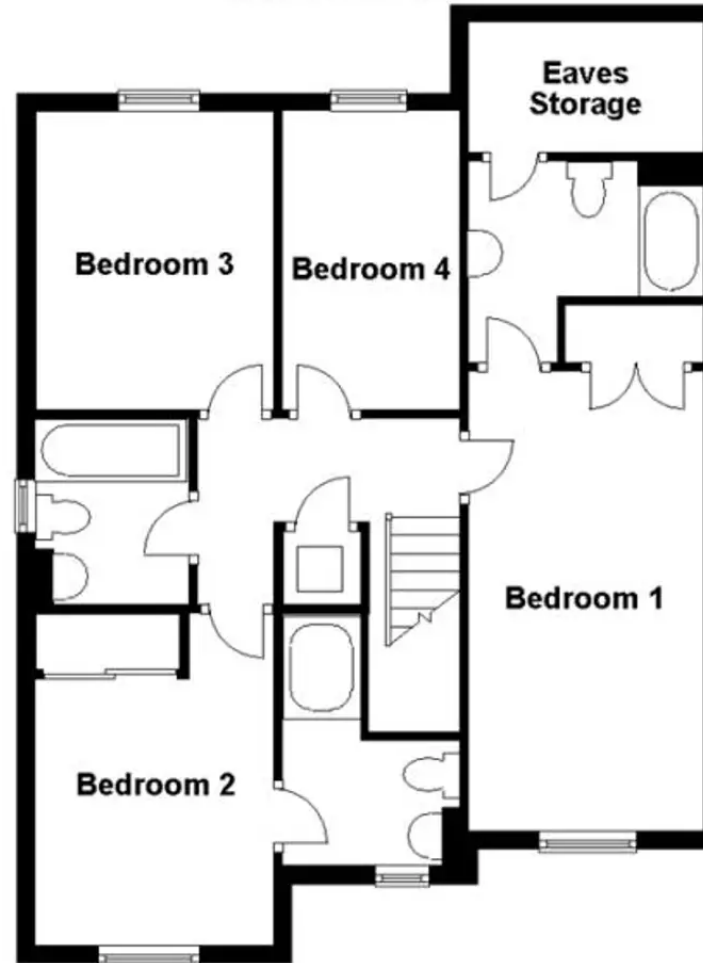
Ground Floor

Approx. 700.5 sq. feet



First Floor

Approx. 572.1 sq. feet



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