



59 Pochard Crescent, Herne Bay  
£340,000

# 59 Pochard Crescent

## Herne Bay

Miles and Barr are excited to present to the market this well presented versatile extended family home, located in a small cul-de-sac on the popular Pochard Crescent, Herne Bay on the sought after Stillwater Park Development. Internally the home offers two generously proportioned double bedrooms, a large single and family bathroom upstairs. Downstairs you enter into the hallway, with modern fitted kitchen to the front offering ample work surface and storage space, W/C, large light and airy lounge with under stairs storage cupboard that doubles up as an office, dining room in the extension with light lantern and patio doors out to the garden. The dining room has an external door that leads out to the driveway, and gives access to the annex part of the home which was the garage, but it has been fully converted and extended, creating a large bedroom, with wet room to the rear.

The garden is a real sun trap and has been transformed by the owners into a low maintenance space with patio, Astro-turf, shed and a seating area. The home has off street parking for two comfortably. The location is perfect for families, with the quiet cul-de-sac providing safety for children, and also being within walking distance to Herne Bay High School, and the mainline train station. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Versatile Family Home
- Perfectly Set Up For Annexe
- Beautiful Condition Throughout
- Extended Living Space
- Walking Distance To Amenities





## Ground Floor

### Entrance

Leading to

### WC

5' 4" x 2' 11" (1.62m x 0.90m)

### Kitchen

8' 8" x 8' 5" (2.63m x 2.56m)

### Lounge

12' 6" x 15' 2" (3.82m x 4.62m)

### Dining Room

8' 7" x 14' 7" (2.61m x 4.44m)

### Annex

8' 2" x 10' 11" (2.48m x 3.34m)

Could be used as a bedroom. Doors leading to wet room.

### Wet Room

7' 7" x 5' 9" (2.31m x 1.74m)

## First Floor

### Bedroom One

9' 7" x 8' 8" (2.93m x 2.65m)

### Bedroom Two

8' 8" x 9' 8" (2.63m x 2.94m)

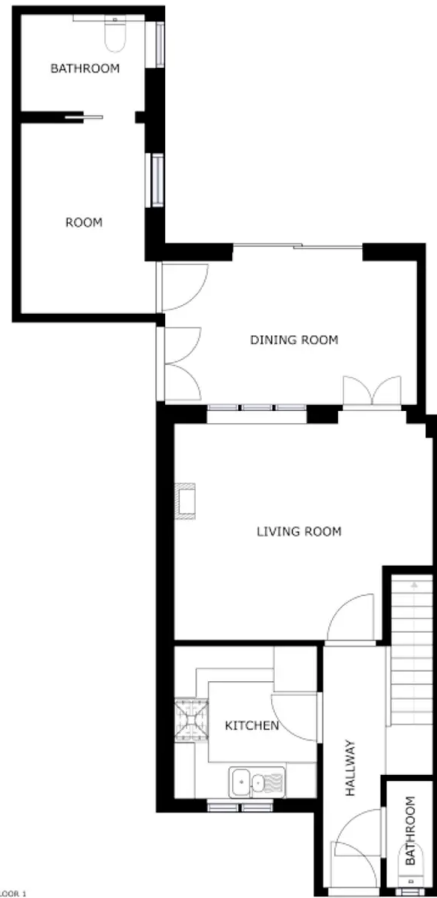
### Bedroom Three

6' 6" x 8' 7" (1.98m x 2.61m)

### Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)





GROSS INTERNAL AREA  
 FLOOR 1: 648 sq ft, FLOOR 2: 354 sq ft  
 TOTAL: 1002 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Miles & Barr

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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 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](http://milesandbarr.co.uk/referral-fee-disclosure)