



59 Linden Avenue, Herne Bay  
£335,000

 **miles & barr**  
...valuing people, not just property

# 59 Linden Avenue

Herne Bay,

CHAIN FREE BEAUTIFUL THREE BEDROOM SEMI DETACHED HOME IN A POPULAR FAMILY LOCATION WITH A SUNNY ASPECT GARDEN...

Miles and Barr are excited to present to the market this Edwardian style three-bedroom semi-detached home, with great access to the train station, seafront, schools and shops, in Linden Avenue. Internally the accommodation is comprised of three well-proportioned bedrooms with two doubles and a large single, and a family bathroom completing upstairs. You enter the home into a lovely entrance hall, with lounge to the front with period crescent window and turreted bay window, dining room to the rear that is open to the fitted kitchen, and a large light and airy brick-built conservatory extension that is used as a sitting room looking out to the bright westerly facing garden. The garden is mostly laid to lawn, with patio area outside the conservatory, side access, and a raised level where two sheds are currently. The home currently has a front garden with no driveway with parking on the road, but there is space for off street parking to be created. The home still has beautiful period features throughout such as picture and dado rails, turreted and stained-glass windows and stunning original staircase.

- Chain Free
- Original Features Throughout
- Three Well Proportioned Bedrooms
- Edwardian Styling
- Train Station At The End Of The Road
- Short Walk To Seafront And Town Centre
- Extended Living Space
- Popular Family Location





**Entrance**

Leading to

**Lounge**

12' 3" x 11' 11" (3.74m x 3.63m)

**Kitchen**

13' 11" x 10' 11" (4.24m x 3.33m)

**Conservatory**

12' 8" x 17' 7" (3.85m x 5.35m)

**First Floor**

Leading to

**Bedroom**

12' 0" x 12' 2" (3.65m x 3.70m)

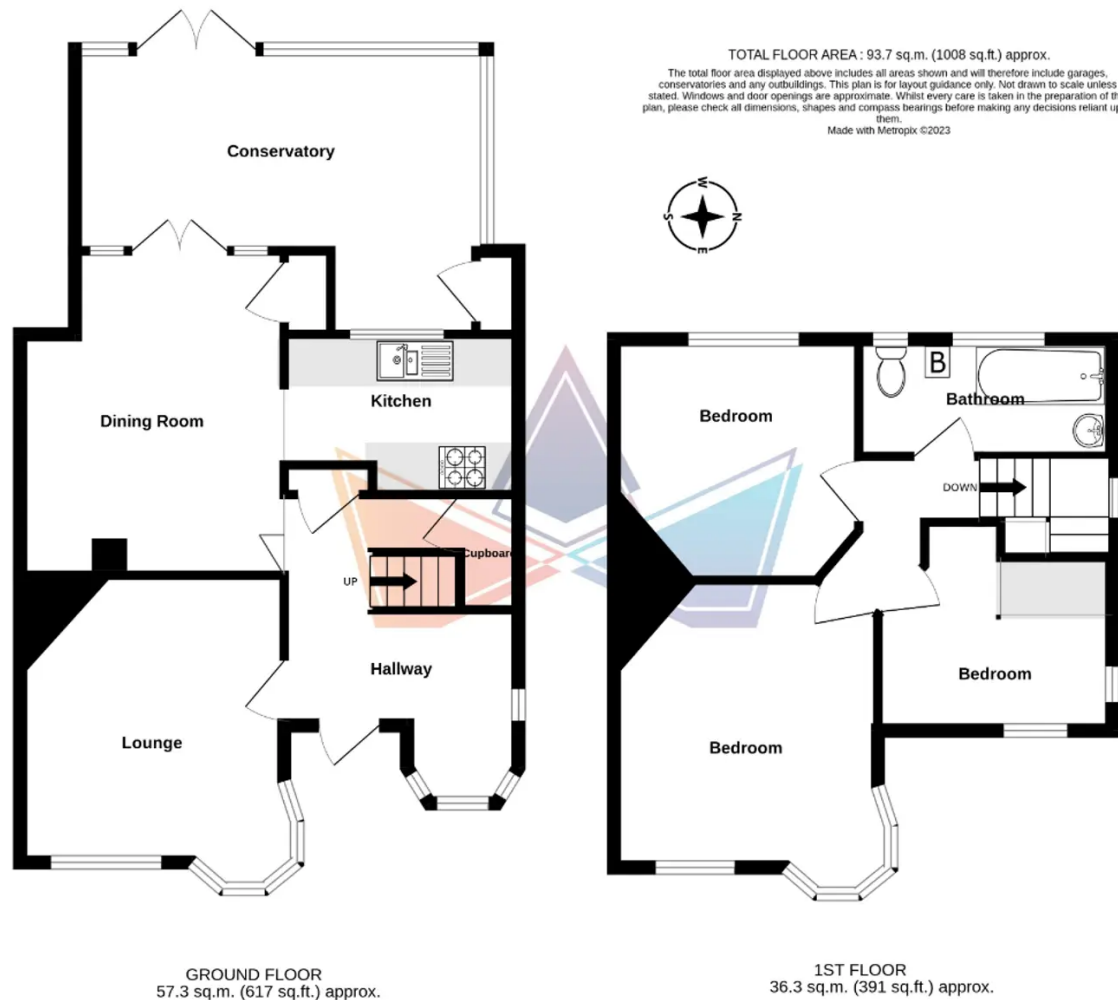
**Bedroom**

9' 11" x 9' 11" (3.01m x 3.02m)

**Bathroom**

4' 9" x 10' 6" (1.45m x 3.19m)





## 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)