



9 Beaumanor, Herne Bay
£375,000

9 Beaumanor

Herne Bay, Herne Bay

EXTENDED THREE BEDROOM FAMILY HOME WITH GARAGE AND SUNNY ASPECT REAR GARDEN IN A QUIET CUL-DE-SAC...

Miles and Barr are excited to present to the market this well-presented family home, located on the popular cul-de-sac of Beaumanor, Herne Bay. Internally the home offers three double bedrooms, two large and a smaller one that is currently used as an office with the main bedroom having built in storage. There is also a family shower room which completes the first floor.

You enter the home into hallway, with downstairs W/C on your left, the living space is a light and airy L-shaped lounge diner with patio doors giving access to the rear garden. The kitchen was fitted in 2014 and is very stylish offering ample work surface and storage space and side access to the garden.

The driveway offers space for two to three cars to the front and leads to the garage at the rear with electric door which is currently used as storage. The low maintenance rear garden is a real sun trap, being almost directly westerly facing and is in a lovely condition. The location is ideal for families with it being within walking distance to local schools, bus stops and the main line train station.



**Entrance**

Leading to

Lounge

12' 7" x 12' 2" (3.83m x 3.70m)

Dining Room

10' 4" x 8' 10" (3.16m x 2.70m)

Wc

2' 10" x 6' 6" (0.87m x 1.99m)

Kitchen

10' 4" x 9' 1" (3.16m x 2.76m)

First Floor

Leading to

Bedroom

8' 10" x 8' 7" (2.70m x 2.62m)

Bedroom

12' 3" x 10' 10" (3.73m x 3.30m)

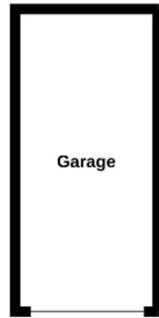
Bedroom

10' 10" x 10' 0" (3.31m x 3.04m)

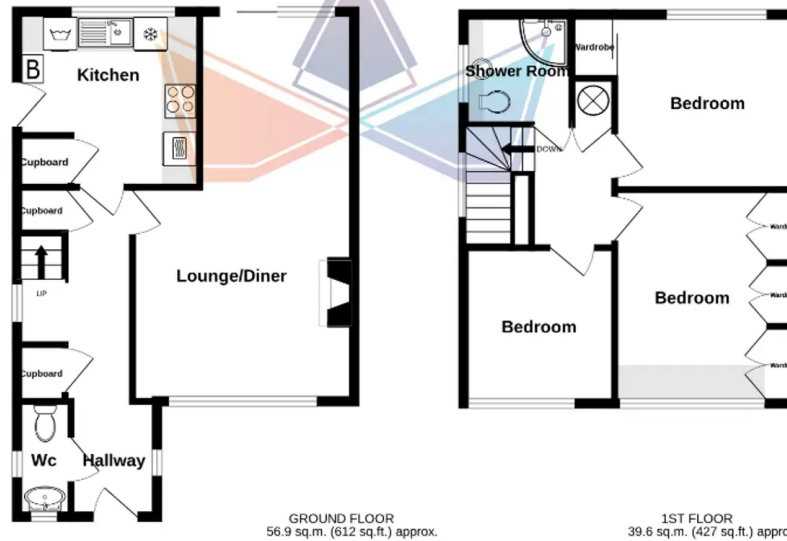
Bathroom

6' 2" x 6' 1" (1.89m x 1.86m)





TOTAL FLOOR AREA: 96.5 sq.m. (1039 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Made with Metropix ©2023



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