



39 Aspen Road, Herne Bay
£325,000

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CHAIN FREE SEMI-DETACHED HOME IN IMMACULATE CONDITION BACKING ON TO THE WOODS...

Miles And Barr are delighted to present to the market this beautiful three-bedroom family home, located within the highly desirable Canterbury Fields development in Herne Common, on the outskirts of Herne Bay. Internally the home is comprised of three bedrooms and a family bathroom. The master bedroom looks out to the woods to the rear and used to have an en-suite in it, which the current owners have taken out, but the plumbing remains should somebody wish to re-instate it. Downstairs is an entrance hall, with stunning open plan living space with kitchen to the front of the home, large dining island and lounge to the back of the property with Bi-folding doors looking/leading out to the garden and view of the woodland behind, which really creates a special outside in living space. There is also a utility cupboard which is brilliant to maximise the space in the kitchen. This room was previously a downstairs cloakroom, and again the owners have left the plumbing in here should somebody wish to put a toilet back in. Through the Bi-folding doors you have a low maintenance rear garden with patio, mature borders and laid to lawn central area with shed, that backs on to woodland ideal for nature lovers and dog walkers.

The property also benefits from Solar panels to the rear and having allocated off road parking. The location is highly regarded, as it stands between Herne Bay and Canterbury in a quiet setting backing onto woods; and just a short walk away there are bus stops with access to both Canterbury and Herne Bay. Further down the road you will find the local shops, pubs, a park and playing field as well as the





Entrance Hall

Leading to

Lounge/ Kitchen

24' 5" x 14' 8" (7.43m x 4.48m)

Utility Room

4' 10" x 3' 0" (1.47m x 0.91m)

First Floor

Leading to

Bedroom

14' 9" x 9' 9" (4.49m x 2.96m)

Bathroom

8' 5" x 5' 10" (2.57m x 1.78m)

Four piece bath

Bedroom

8' 9" x 8' 5" (2.66m x 2.57m)

Bedroom

10' 1" x 6' 2" (3.07m x 1.89m)





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 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