



74 Windmill Road, Herne Bay  
£375,000



# 74 Windmill Road

Herne Bay, Herne Bay

CHAIN FREE THREE BEDROOM SEMI-DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION ON A GENEROUS PLOT IN EXCELLENT CONDITION...

Miles and Barr are excited to present to the market this three-bedroom bungalow located on the popular location of Windmill Road, in the village of Herne. The property is well connected to bus stops servicing Canterbury, Herne Bay, Whitstable and Thanet, and also has local amenities such as shops, parks, medical services all within walking distance.

Internally you enter into a wide central hallway, with two double bedrooms, and a large single bedroom that is used as a dining room currently, stylish shower room, light and airy lounge with French doors to the garden, and modern fitted kitchen offering ample storage space and work surface, with door leading out to the side. The garden is beautiful, being mostly laid to lawn, with patio area outside the home and mature borders. There is a patioed side recess that gives access to the garage, with parking for two cars on the drive and small front garden. The home is in excellent condition throughout, and is to be offered with no onward chain. Please contact sole agents Miles and Barr today for more information or to organise your personal viewing appointment.

## 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 meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Leqal. The cost of these





### Entrance

Leading to

### Dining Room / Bedroom

8' 1" x 8' 2" (2.47m x 2.49m)

### Bedroom

14' 2" x 10' 4" (4.32m x 3.16m)

### Lounge

16' 0" x 13' 7" (4.88m x 4.15m)

### Kitchen

9' 0" x 9' 0" (2.75m x 2.74m)

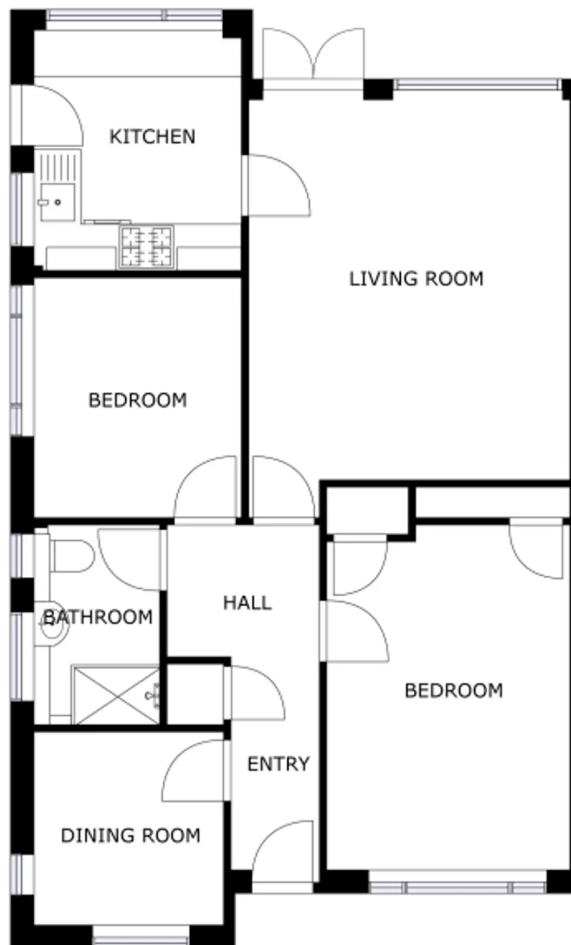
### Bedroom

9' 0" x 10' 2" (2.75m x 3.11m)

### Shower Room

5' 5" x 8' 4" (1.66m x 2.55m)





GROSS INTERNAL AREA  
TOTAL: 796 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 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](http://milesandbarr.co.uk/referral-fee-disclosure)