



42 Blean View Road, Herne Bay
£329,500

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Herne Bay

Upon entering this tastefully decorated residence, you are greeted by a welcoming hallway, leading you into the heart of the home. The ground floor features a generously proportioned living room, ideal for unwinding after a long day. The adjoining dining area offers a perfect space for hosting dinner parties or entertaining loved ones.

The well-appointed kitchen provides a practical yet stylish environment, catering to the demands of daily life. Equipped with modern appliances and an abundance of storage, it offers an opportunity for culinary enthusiasts to create delicious meals in comfort. One of the standout features of this property is the downstairs wet room, providing unrivalled convenience and accessibility. Ideal for those with mobility issues or for households seeking an additional bathroom, this thoughtful addition certainly elevates the property's appeal. Moving to the first floor, we find three generously sized bedrooms, flooded with natural light, creating a tranquil atmosphere. Each room benefits from ample storage space and is tastefully decorated, showcasing a modern and airy aesthetic. Completing the first floor is a well-appointed family bathroom, featuring a sleek suite and a contemporary finish.

Externally, this exceptional property offers a low maintenance garden, providing an ideal space for relaxation or al fresco dining during the warmer months. With its minimal upkeep requirements, the garden allows you to enjoy its tranquillity without the stress of excessive maintenance.





Entrance

Leading to

Lounge

13' 0" x 12' 1" (3.95m x 3.68m)

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

Dining Room

17' 8" x 9' 0" (5.38m x 2.74m)

Wet Room With Toilet

6' 9" x 9' 9" (2.07m x 2.05m)

First Floor

Leading to

Bedroom

12' 1" x 11' 11" (3.68m x 3.63m)

Bedroom

11' 11" x 9' 0" (3.63m x 2.75m)

Bedroom

8' 1" x 6' 9" (2.47m x 2.07m)

Bathroom

6' 9" x 6' 0" (2.07m x 1.84m)





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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