



23 Eddie Willet Road, Herne Bay  
£300,000



# 23 Eddie Willet Road

Herne Bay

THREE DOUBLE BEDROOM SEMI-DETACHED HOME IN A POPULAR FAMILY LOCATION WITHIN WALKING DISTANCE TO THE SEAFRONT AND SCHOOLS...

Miles and Barr are delighted to present to the market this well presented three-bedroom semi-detached home with driveway and garage, located to the popular west side of Herne Bay, on the White Willows development.

Internally the home is comprised of three double bedrooms, with the master bedroom having an en-suite shower room, and a family bathroom upstairs. You enter the home into the hallway, with cloakroom, fitted kitchen to the front and large light and airy lounge diner to the rear with a large brick bottomed conservatory leading into the garden.

The garage has been divided by a stud wall into two spaces and has a driveway for one car leading to it. The rear garden is completely paved to create a low maintenance space that is ideal for families. The home is within comfortable walking distance to both primary and secondary schools, as well as the seafront, parks and playing areas and transport links.

- Three Double Bedrooms
- Low Maintenance Garden
- En-Suite To Master
- Short Walk To Seafront
- Close To Schools
- Boiler And Windows Replaced





**Entrance**

Leading to

**Wc**

3' 0" x 4' 11" (0.91m x 1.49m)

**Kitchen**

11' 10" x 7' 3" (3.61m x 2.21m)

**Lounge**

18' 4" x 12' 6" (5.59m x 3.80m)

**Conservatory**

11' 1" x 9' 7" (3.37m x 2.91m)

**First Floor**

Leading to

**Bedroom**

15' 11" x 7' 10" (4.84m x 2.40m)

**Bedroom**

12' 6" x 10' 0" (3.80m x 3.05m)

**En-suite**

5' 7" x 4' 11" (1.71m x 1.51m)

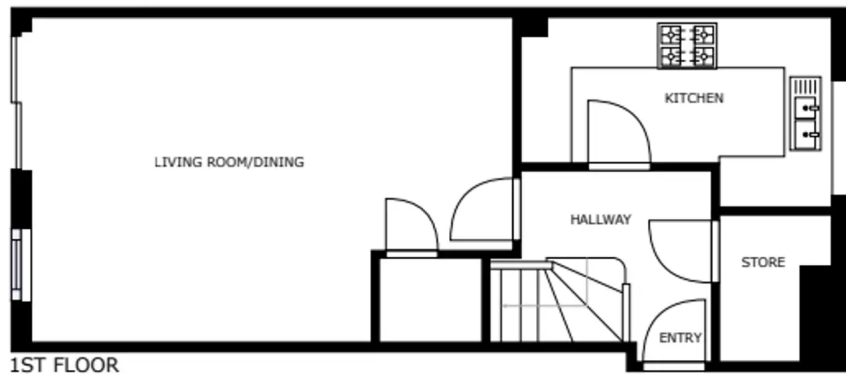
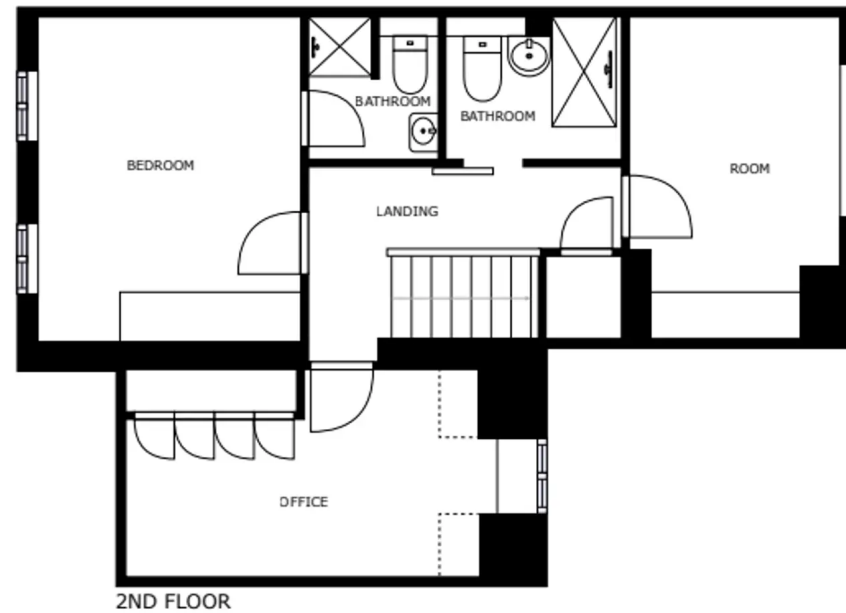
**Wetroom**

5' 7" x 4' 11" (1.71m x 1.51m)

**Bedroom**

12' 6" x 8' 0" (3.81m x 2.45m)





GROSS INTERNAL AREA  
 1ST FLOOR: 401 sq. ft. 2ND FLOOR: 512 sq. ft.  
 TOTAL: 913 sq. ft.  
 REDUCED HEADROOM BELOW: 1.5 M 7 m<sup>2</sup>  
 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 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)