



89 Albany Drive, Herne Bay

In Excess of £500,000



# 89 Albany Drive

Herne Bay, Herne Bay

FIVE DOUBLE BEDROOM DETACHED FAMILY HOUSE IN EXCELLENT CONDITION THROUGHOUT WITH A SUNNY ASPECT GARDEN...

Miles and Barr are excited to present to the market this well presented five double bedroom detached home with a low maintenance garden and off-street parking, a short walk from the seafront and train station. Internally the accommodation is comprised over three floors, with the top floor holding two large bedrooms, one benefitting from en-suite shower room. The first floor holds a further three large double bedrooms with the master benefitting from stylish en-suite shower room and family bathroom completing the level. You enter the home into hallway, with dining room at the front to one side and modern fitted kitchen offering ample storage space and work surface to the other, downstairs cloakroom and then full width light and airy lounge to the rear with French doors leading out to the rear garden. The rear garden has been designed to offer a low maintenance space to make the most of the sunny south westerly aspect, with decked area outside the home, with Astro-turf, hot tub. To the front the driveway offers parking for four cars comfortably. The area is well placed for local amenities, being within the catchment area for schools, as well as having shops, bust stops and train station and seafront all within close proximity.

These details are yet to be approved by the vendor.

- Five Double Bedrooms
- Superb Condition Throughout
- Four Toilets Two En-Suites
- Ample Off Street Parking







### Entrance

Leading to

### Lounge

21' 10" x 14' 7" (6.66m x 4.45m)

### Wc

8' 1" x 2' 11" (2.47m x 0.89m)

### Kitchen

18' 5" x 8' 11" (5.61m x 2.71m)

### Dining Room

12' 0" x 8' 2" (3.67m x 2.48m)

### First Floor

Leading to

### Bedroom

15' 3" x 12' 6" (4.66m x 3.80m)

### En-suite

8' 11" x 6' 0" (2.71m x 1.84m)

### Bathroom

9' 0" x 8' 7" (2.74m x 2.62m)

### Bedroom

17' 8" x 9' 7" (5.38m x 2.92m)

### Bedroom

14' 7" x 11' 9" (4.45m x 3.58m)

### Second Floor

Leading to

### Bedroom

18' 3" x 11' 5" (5.55m x 3.47m)

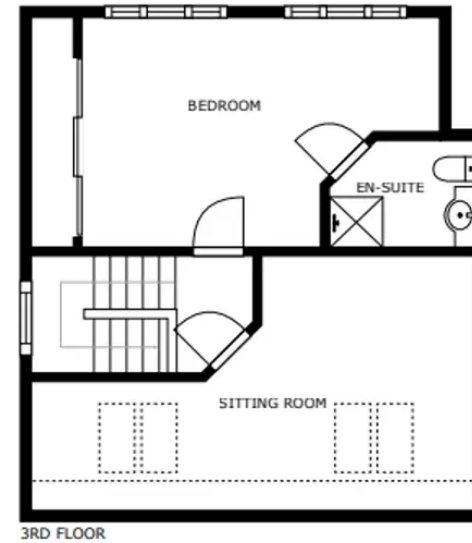
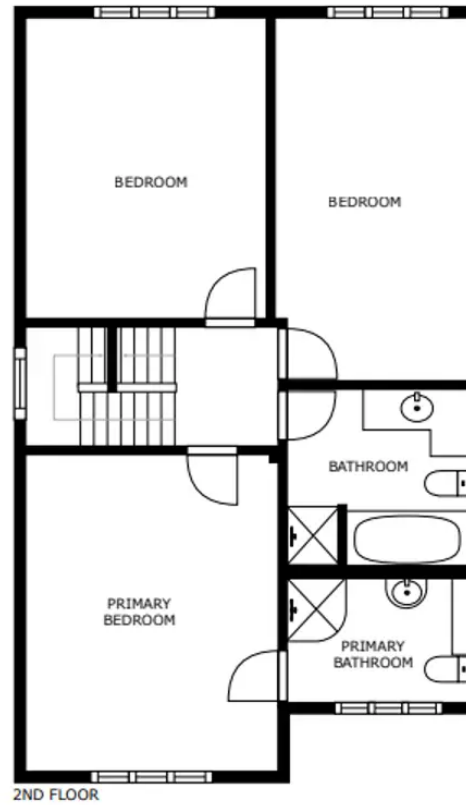
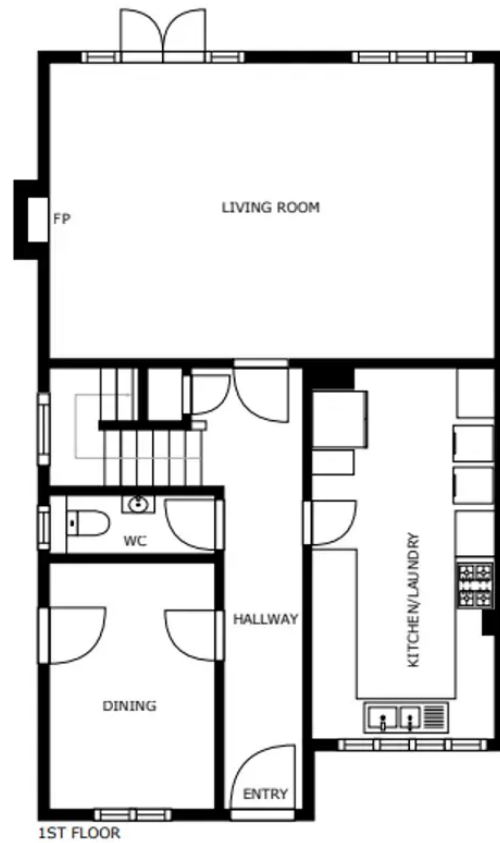
### En-suite

7' 2" x 5' 1" (2.19m x 1.54m)

### Bedroom

21' 10" x 10' 0" (6.65m x 3.06m)





GROSS INTERNAL AREA  
 1ST FLOOR: 788 sq. ft, 2ND FLOOR: 790 sq. ft  
 3RD FLOOR: 470 sq. ft TOTAL: 2,048 sq. ft  
 REDUCED HEADROOM BELOW: 1.5 M 33 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 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)