



48 Windsor Gardens, Herne Bay

In Excess of £300,000

48 Windsor Gardens

Herne Bay

Miles and Barr are delighted to present to the market this well presented three-bedroom end-of-terrace home with allocated parking to the front, located to the popular west side of Herne Bay, on the White Willows development.

Internally the home is comprised of three bedrooms, with two generously sized double bedrooms and a large single, with a family bathroom completing the upstairs. You enter the home into the hallway, with what was a downstairs shower room and W/C, that is now used a store/pantry, but still has all the plumbing for a shower/cloakroom. There is a stylish fitted kitchen to the front downstairs that offers ample storage space and work surface, with large lounge diner to the rear with under stair storage that is used to house the washing machine and tumble dryer, which creates more space in the kitchen, with a large brick bottomed conservatory leading onto the garden completing the internal accommodation.

The large garden is mostly laid to lawn and almost directly westerly facing making it a real sun trap and 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.

- Extended Three Bedroom House
- Popular Location
- Close To Schools
- Short Walk To Seafront
- Large Sunny Aspect Rear Garden
- Allocated Parking Outside The Home





Entrance

Leading to

Wc

6' 8" x 3' 3" (2.02m x 0.98m)

Kitchen

8' 7" x 7' 11" (2.61m x 2.41m)

Lounge

15' 11" x 14' 10" (4.84m x 4.53m)

Conservatory

12' 4" x 11' 8" (3.75m x 3.56m)

First Floor

Leading to

Bedroom

8' 9" x 6' 2" (2.66m x 1.88m)

Bedroom

13' 0" x 8' 6" (3.96m x 2.58m)

Bedroom

10' 10" x 8' 0" (3.30m x 2.45m)

Bathroom

6' 6" x 5' 7" (1.99m x 1.71m)





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