



**70 Linden Avenue, Herne Bay**

In Excess of **£375,000**



# 70 Linden Avenue

Herne Bay, Herne Bay

BEAUTIFULLY PRESENTED VERSATILE CHALET BUNGALOW  
IN A HIGHLY SOUGHT AFTER LOCATION...

Miles and Barr are excited to present to the market this refurbished two/three bedroom home with lots of kerb appeal located on the popular Linden Avenue, with the train station at the top of the road and the seafront and town just a short walk away.

Internally the accommodation is comprised of two double bedrooms upstairs to front and back both having access into the eaves storage space, and family shower room with underfloor heating. Downstairs you enter into hallway, with the room that was previously the bathroom for the home, converted into a utility room with toilet still in place, bay fronted lounge to the front of the home that was previously used as a bedroom, and could easily be used as such again, new stylish kitchen to the rear that was re-designed and re-fitted in 2020 offering ample work surface and storage space and giving access out to the garden. The back reception room and conservatory extension create a brilliant living space, with bi-folding doors between the two rooms, and log burner between, and open to both the front and back reception room. The owner has gone to great lengths to improve the home, including dormer extension to create a proper shower room upstairs, both first floor bedrooms being fully re-plastered and insulated, new boiler installed in 2020 amongst other improvements.

There is a patio area outside the back of the home with access to the external boiler room and log store, the roof of which has been re-tiled. The rest of the garden features a central laid to lawn area. In addition to the outside store/ boiler room and





**Entrance**

Leading to

**Lounge/Third Bedroom**

15' 6" x 15' 0" (4.72m x 4.57m)

**Utility Room/Downstairs Toilet**

8' 5" x 6' 0" (2.56m x 1.83m)

**Kitchen**

11' 5" x 9' 1" (3.48m x 2.78m)

**Lounge/Dining Room**

14' 2" x 11' 10" (4.31m x 3.61m)

**Conservatory**

13' 8" x 9' 6" (4.17m x 2.89m)

**First Floor**

Leading to

**Bedroom**

14' 4" x 8' 11" (4.37m x 2.73m)

**Bedroom**

10' 2" x 9' 0" (3.11m x 2.74m)

**Shower Room**

9' 3" x 8' 0" (2.81m x 2.43m)





## 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)