



18 Sunningdale Walk, Herne Bay
£350,000

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THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC WITH SUNNY WESTERLY FACING GARDEN...

Miles and Barr are delighted to present to the market this well presented three bedroom home, located in the popular family location of Sunningdale Walk, Herne Bay. Internally the home is comprised of three bedrooms upstairs and family bathroom. Downstairs you enter from the side into hallway, with cloakroom, large light and airy lounge with bow bay window, separate dining room to the rear and fitted kitchen completing the internal accommodation. Externally there is a patio area immediately outside the home, with the rest of the garden being L-Shaped and laid to lawn, offering seclusion to enjoy the sunny aspect, ideal for families. There is a driveway for two to three cars leading up to the garage. The location is popular with families due to it's ease of access to schools and other local amenities. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

These details are yet to be approved by the vendor.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any





Entrance

Leading to

Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

Dining Room

10' 4" x 7' 4" (3.15m x 2.24m)

Wc

2' 10" x 5' 9" (0.87m x 1.76m)

Lounge

19' 4" x 13' 9" (5.90m x 4.20m)
At it's largest and in to bay.

First Floor

Leading to

Bedroom

9' 9" x 15' 1" (2.97m x 4.60m)

Bedroom

11' 2" x 6' 3" (3.40m x 1.91m)

Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)

Bedroom

8' 6" x 9' 11" (2.59m x 3.02m)





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