



18 Sunningdale Walk, Herne Bay  
£325,000





# 18 Sunningdale Walk

## Herne Bay

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

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.

- Three Bedrooms
- Semi-Detached Family Home
- Driveway And Garage
- Quiet Cul-De-Sac Location
- Sunny Aspect Secluded Garden
- Two Separate Reception Rooms







### 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)

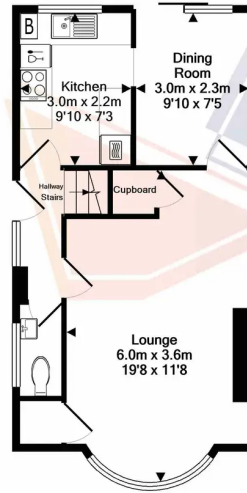
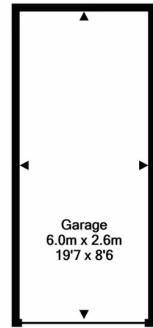
### Bathroom

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

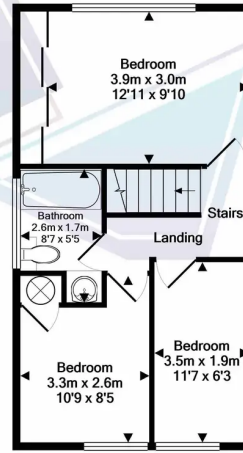
### Bedroom

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 52.9 SQ.M.  
(569 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.1 SQ.M.  
(399 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.0 SQ.M. (968 SQ.FT.)

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and complete bearings before making any decisions reliant upon them.  
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## 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)