



33 Hillcroft Road, Herne Bay

# 33 Hillcroft Road

Herne Bay, Herne Bay

LARGE PLOT THREE BEDROOM CHALET STYLE FAMILY HOME Internal viewing is highly recommended to see how you can put your own stamp on this wonderfully deceptive spacious three bedroom detached home. It is situated on a generously sized plot in a sought after residential area offering easy access to Herne Infant/Junior School, bus routes and A299 Thanet Way. Once inside, the accommodation is versatile with the ground floor offering entrance hall, downstairs cloakroom, good sized kitchen/breakfast room, large lounge opening up into a dining area ( which could be suitable to offer a ground floor bedroom/playroom if sectioned off). The first floor offers well proportioned bedrooms and a family bathroom. There is an enclosed private garden off the kitchen and a detached garage with workshop attached plus driveway. This really would make a fantastic family home and is offered chain free. Call Miles and Barr now to view on 01227

740840\nProperty Overview -

- Pleasant Residential Area
- No Chain Ahead
- Three Good Sized Bedrooms
- Versatile Accommodation
- Detached Garage and Driveway
- Workshop attached to garage
- Well Proportioned Rooms Throughout
- Close To Schools
- Internal Viewing Essential
- Generous Corner Plot





### **Bedroom Two**

Dimensions: 3.05m x 3.05m (10' x 10').

### **Downstairs WC**

### **Entrance Hallway**

### **Bedroom Three**

Dimensions: 3.10m x 2.44m (10'2 x 8').

### **Open Corner Plot Frontage**

### **Kitchen/Breakfast Room**

Dimensions: 6.83m x 3.02m (22'5 x 9'11).

### **First Floor Landing**

### **Enclosed Rear Garden**

### **Detached Garage and Driveway**

### **Dining Area**

Dimensions: 3.00m x 2.72m (9'10 x 8'11).

### **Bathroom**

Dimensions: 2.97m x 1.55m (9'9 x 5'1).

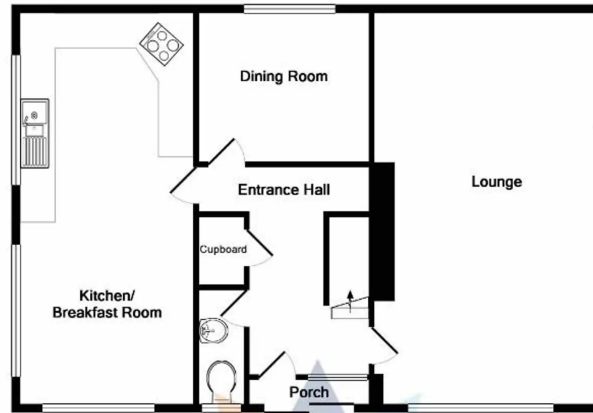
### **Lounge**

Dimensions: 6.81m x 3.78m (22'4 x 12'5).

### **Bedroom One**

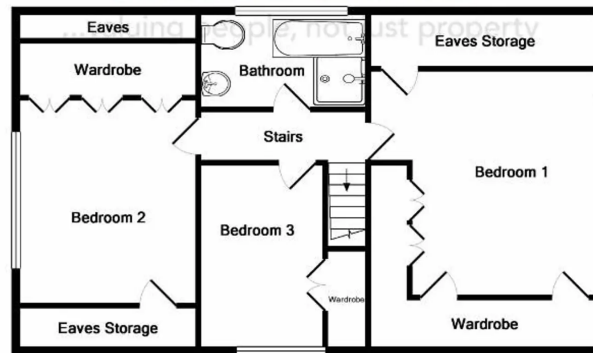
Dimensions: 3.84m x 3.78m (12'7 x 12'5).





Ground Floor  
Approx. Floor  
Area 736 Sq.Ft.  
(68.4 Sq.M.)

**miles & barr**



1st Floor  
Approx. Floor  
Area 637 Sq.Ft.  
(59.2 Sq.M.)

Total Approx. Floor Area 1374 Sq.Ft. (127.6 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019

## Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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)