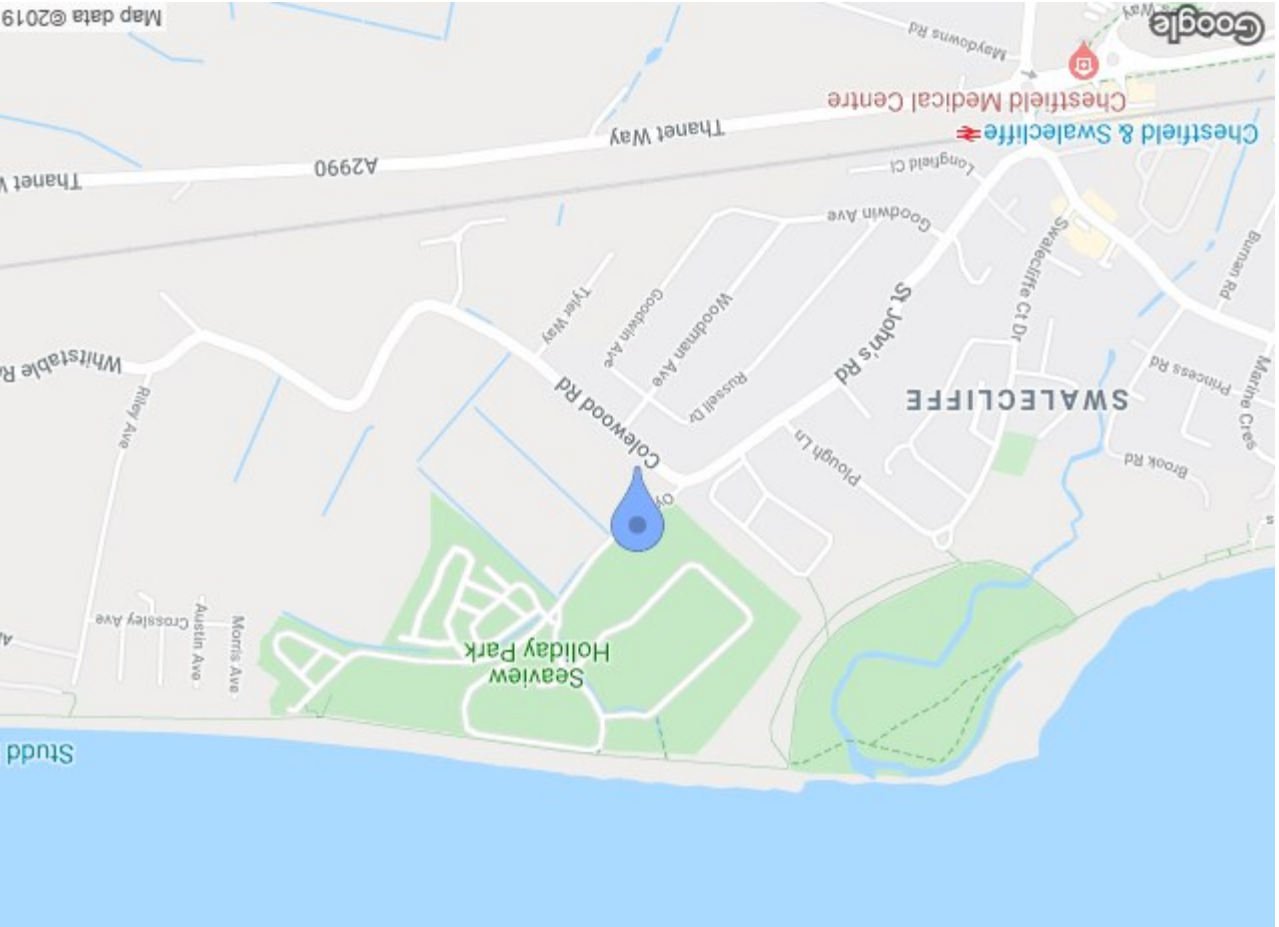
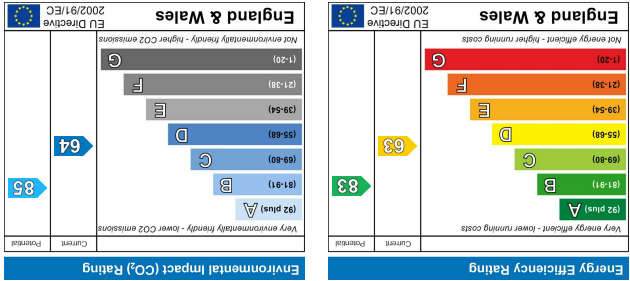


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



3 COLEWOOD ROAD  
WHITSTABLE



3 COLEWOOD ROAD  
WHITSTABLE

£349,995



- No forward chain
- Detached Bungalow
- Two bedrooms
- Immaculate condition
- Summer house
- Garage ample off street parking
- x2 Decked areas in garden
- Attractive gardens laid to lawn
- Range master oven

### LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

Famous for its working harbour and oysters; which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival. For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street.

The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside. Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

### ABOUT

#### NO FORWARD CHAIN, STUNNING DETACHED BUNGALOW

This immaculately presented two double bedroom detached bungalow is a short stroll from the beach in Swalecliffe, Whitstable and comes to the market in tip top order and is ready for a prospective purchaser to move straight in. The current owners have updated and re-arranged the property since they have been there to create a modern, light and airy bungalow with oak flooring throughout, a shaker style kitchen with solid wooden work surfaces, built in wardrobes in one bedroom, a modern bathroom and a superb pitched roof conservatory with heating, which the current owners use as their dining room. As well as all of this there is a rear garden backing onto open fields measuring in excess of 80ft with an attractive summer house and a 19ft garage at the bottom of the garden with a shingle driveway leading to it from the front of the property and off street parking to the front of the property for approximately six/seven cars.

To arrange an appointment to view call sole agents Miles & Barr to arrange your viewing today on 01227 277 254.

### DESCRIPTION

Entrance

Lounge/Kitchen 25'4 x 9'10 (7.72m x 3.00m)

Utility Room 9'7 x 4'6 (2.92m x 1.37m)

Conservatory 14'1 x 13'10 (4.29m x 4.22m)

Bathroom 8'10 x 5'11 (2.69m x 1.80m)

Bedroom 10'1 x 9'10 (3.07m x 3.00m)

Bedroom 14'7 x 9'10 (4.45m x 3.00m)

Front Garden

Garage 19'8 x 10'11 (5.99m x 3.33m)

Rear Garden

Summer House 17'3 x 8'3 (5.26m x 2.51m)

