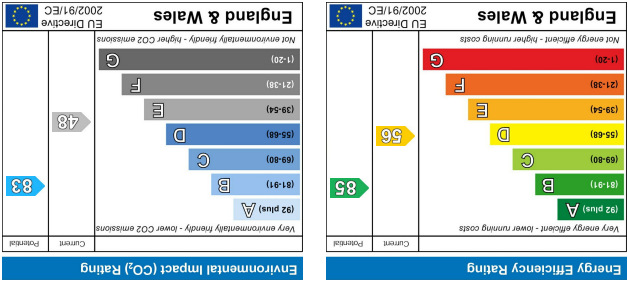


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



HERNE BAY  
40 HUNTERS FORSTAL ROAD



40 HUNTERS FORSTAL ROAD  
HERNE BAY

£385,000



- Detached Bungalow
- Four Bedrooms
- Garage Conversion
- In & Out Drive
- Large Garden

ABOUT

DETACHED BUNGALOW.....

Miles and Barr are pleased to bring to the market this four bedroom detached bungalow with a converted garage. This property needs a slight reconfiguration but the possibilities are endless. Located close to local amenities and has easy access to roads leading to London. Internally boasts hallway leading to three bedrooms currently used as reception rooms, family bathroom, kitchen, diner that's currently used as a lounge and another reception room that is being used as a bedroom and has an en suite inside, there is also a loft room with is useful for storage. The garden is a good size and is laid to lawn and decking area. The garage has been converted in to a studio type apartment with bedroom/lounge, shower room and kitchen area. This is a must see and offers great potential. There is also an in & out drive to the front with off road parking for 4 cars. To view please call us here at Miles and Barr.....

LOCATION

Broomfield is a lovely village in Herne Bay, divided by the Thanet Way from the seaside town. There are a few shops, village post office, and a great pub called The Huntsman located on Margate Road. There is also a local church, located on The Meadows. Herne Bay is a seaside town in Kent, South East England. It is situated 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer. The Thanet Way leading to the M2 motorway is easily accessible, as is Herne bay railway station which offers great links to London.

DESCRIPTION

- Entrance
- Reception Room 10'05 x 12'04 (3.18m x 3.76m)
- Reception Room Two 9'2 x 11'0 into bay (2.79m x 3.35m into bay)
- Reception Room Three 9'11 x 9'10 (3.02m x 3.00m)
- Bathroom 5'2 x 8'0 (1.57m x 2.44m)
- Kitchen 10'3 x 8'3 (3.12m x 2.51m)
- Lounge 10'11 x 13'1 (3.33m x 3.99m)
- Bedroom 15'5 x 13'8 into sliding doors (4.70m x 4.17m into sliding doors )
- Loft Room
- External
- Rear Garden
- Off Street Parking
- Garage

