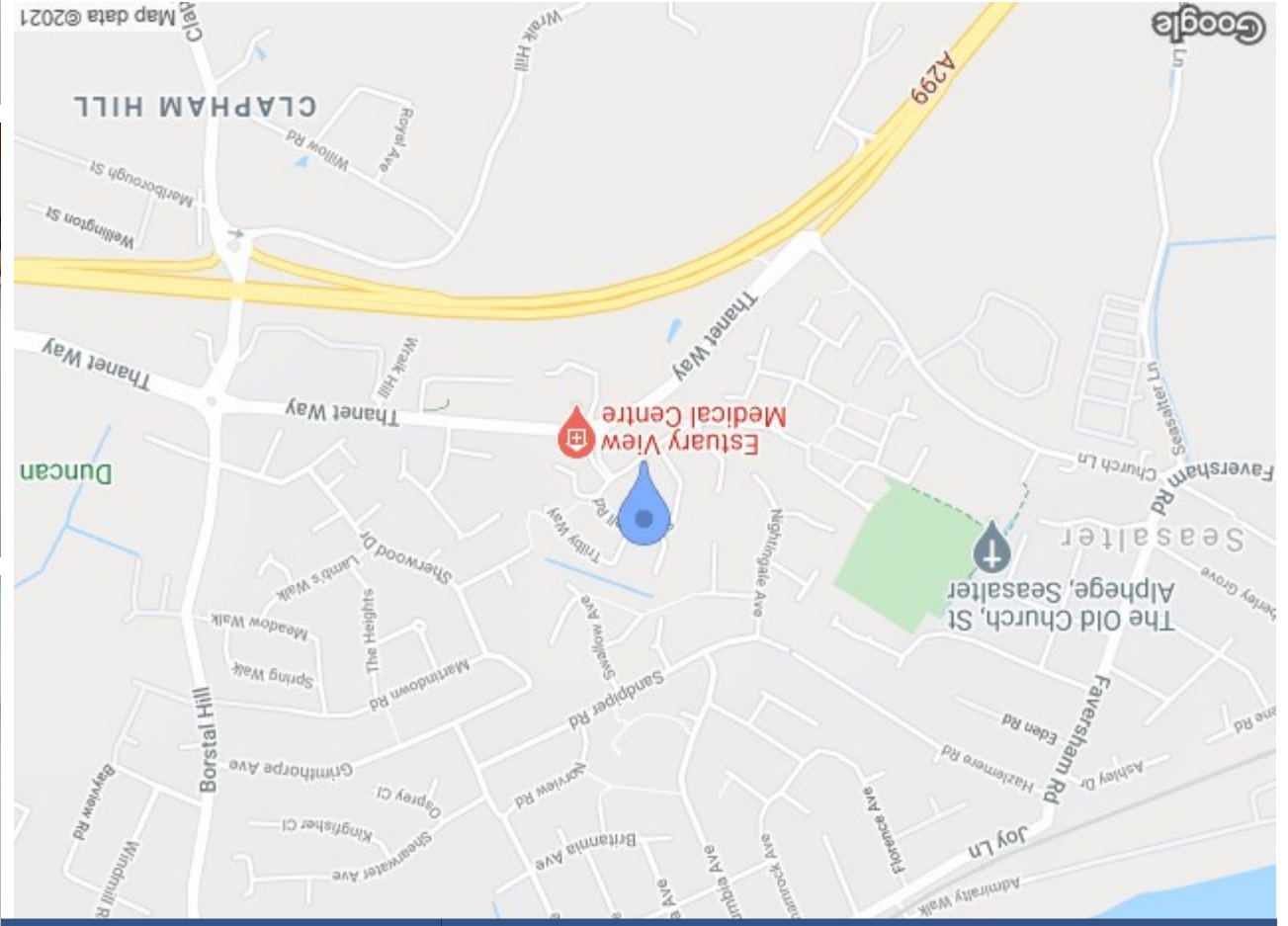


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (87 plus)
Energy efficient - lower running costs	B (81-86)
Decent	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Poor energy efficiency - higher running costs	E (45-54)
Very poor energy efficiency - higher running costs	F (21-44)
Extremely poor energy efficiency - higher running costs	G (1-20)



**19 SPEEDWELL ROAD**  
**WHITSTABLE**

**miles & barr**  
YOUR PROPERTY AGENT

87 High Street, Whitstable, CTS 1AY  
t: 01227 277254 e: whitstable@milesandbarr.co.uk



**19 SPEEDWELL ROAD**  
**WHITSTABLE**

**£479,995**

- Detached double garage
- Off street parking
- Must view family home
- Four bedrooms and master with en-suite
- Cul de sac location
- Cloakroom
- Kitchen/breakfast room
- Gardens laid to lawn

## ABOUT

IDEAL FAMILY HOME IN SOUGHT AFTER LOCATION WHICH IS A MUST VIEW PROPERTY TUCKED AWAY IN A QUITE CUL DE SAC

This is a substantial, detached family home that has living accommodation over two floors, comprising of a modern style kitchen/breakfast room, lounge, dining room, study and cloakroom on the ground floor. On the first floor there are four bedrooms, the main bedroom having an en-suite shower room, and a family bathroom.

The property has other benefits including an attractive rear garden laid to lawn and a patio area. There is a detached double garage with power and lighting, with off-street parking in front. There is also the added benefit of a children's play area nearby which is ideal for any young families.

To appreciate all on offer we would highly recommend an appointment to view. To arrange an appointment call the Whitstable office of Miles and Barr now on 01227 277 254.

## 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).

## DESCRIPTION

Entrance

Hallway

WC

Study 7'6 x 7'4 (2.29m x 2.24m)

Dining Room 11'0 x 9'4 (3.35m x 2.84m)

Lounge 16'3 x 12'0 (4.95m x 3.66m)

Kitchen 15'8 x 8'5 (4.78m x 2.57m)

First Floor

Bedroom One 12'0 x 12'0 (3.66m x 3.66m)

En Suite

Bedroom Two 12'0 x 9'7 (3.66m x 2.92m)

Bedroom Three 11'3 x 8'10 (3.43m x 2.69m)

Bedroom Four 11'2 x 9'7 (3.40m x 2.92m)

Bathroom

External

Rear Garden

Detached Garage 18'4 x 16'5 (5.59m x 5.00m)

