



**AVONDALE CLOSE
WHITSTABLE**

£500,000

- Council Tax Band: D
- Stunning kitchen/dining area
- Great size lounge
- Log burner
- Stunning bathroom with roll top bath
- Attractive rear garden
- Off street parking
- Sought after location

ABOUT

A MUST VIEW EXTENDED BUNGALOW IN SOUGHT AFTER CUL DE SAC LOCATION

This is a lovely size family home that has lots on offer including extended living accommodation comprising of a large modern fitted kitchen/diner with patio doors leading out into the attractive rear garden, there is a large lounge with log burner, utility room, three bedrooms and a family bathroom with a stunning roll top freestanding bath.

The property also has the added benefit of off street parking and a garage. To appreciate all on offer call the Whitstable office now to arrange an appointment to view now.

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.

This town is 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

Kitchen/Diner 5.92m x 4.37m (19'5 x 14'4)

Lounge 4.98m x 3.61m (16'4 x 11'10)

Utility Room 3.40m x 2.51m (11'2 x 8'3)

Bedroom One 4.52m x 2.92m (14'10 x 9'7)

Bedroom Two 3.61m x 2.39m (11'10 x 7'10)

Bedroom Three 2.97m x 2.51m (9'9 x 8'3)

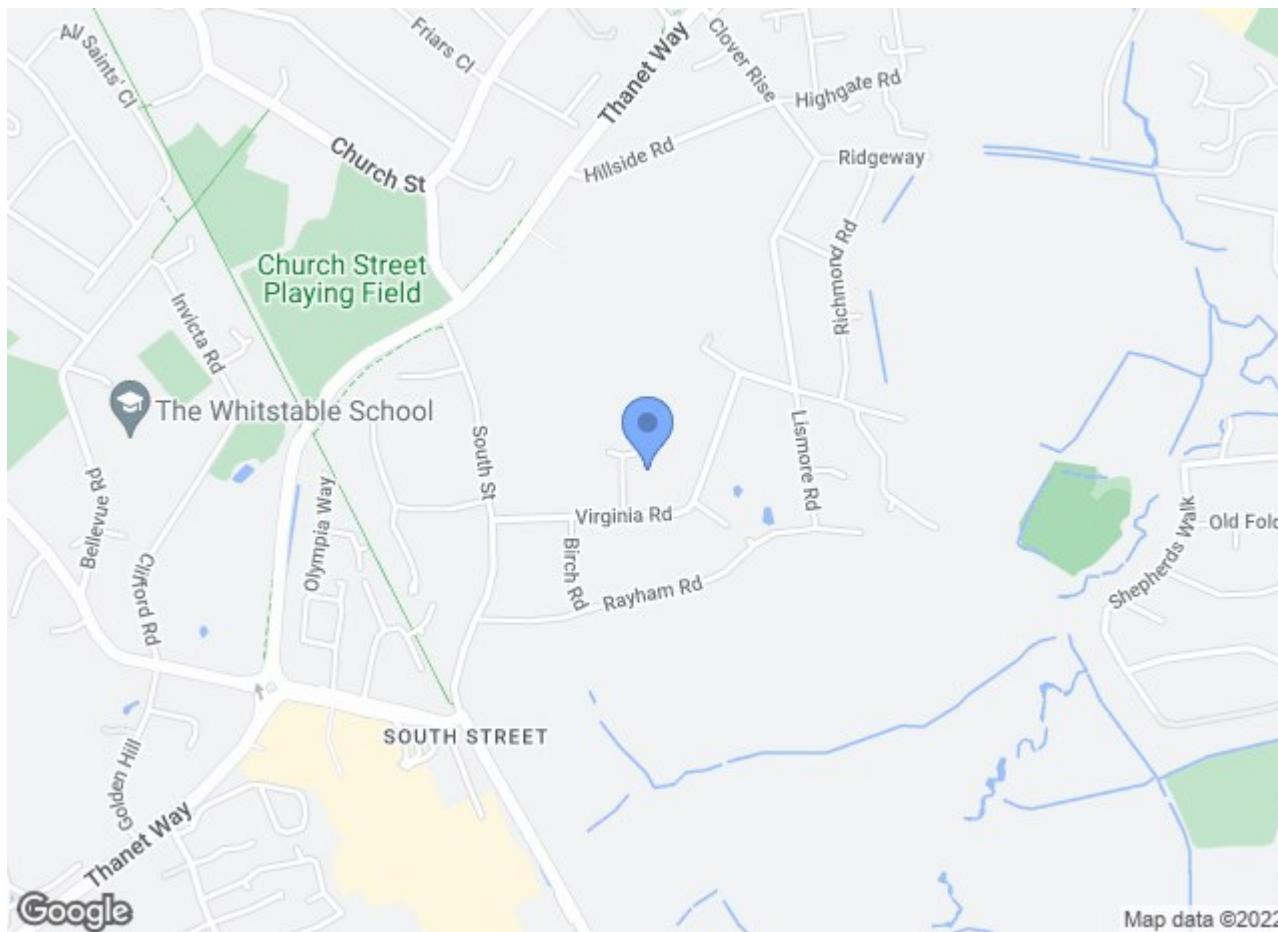
Bathroom 2.54m x 2.44m (8'4 x 8'0)

External

Rear Garden



AVONDALE CLOSE WHITSTABLE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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