



9 ELM WOOD CLOSE  
WHITSTABLE

£550,000

- Stunning family home
- Private road
- Three reception rooms
- Three bedrooms
- Large garage
- Stunning gardens laid to lawn
- Wood burner
- Attractive decking area

## 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

STUNNING LINK DETACHED FAMILY HOME IN POPULAR PRIVATE ROAD.

Miles and Barr are delighted to market this impressive three bedroom link detached house. Tucked away on a private road is this family home located within walking distance to both Chestfield & Swalecliffe mainline station, local shops and schools as well as easy access to a main road link to London.

The property comprises of an entrance hall, lots of spacious living accommodation including three reception rooms, lounge, dining room and family room, then you have the modern fitted kitchen, utility room and downstairs shower room.

Upstairs you will find three bedrooms as well as the family bathroom.

Outside to the front of the property is a driveway providing ample off street parking and a large garage whilst the rear is a 85' garden which is mainly laid to lawn with a patio and decked area.

Call Miles and Barr to arrange your internal viewing. We are open 7 days a week and phone lines are open from 8am - midnight. 01227 277 254.

## DESCRIPTION

Entrance

Lounge 14'11 x 11'5

Kitchen 12'10 x 8'4

Family Room 13'8 x 12'10

Dining Room 16'4 x 12'4

Utility Room 6'11 x 5'6

First Floor

Bedroom One 14'9 x 12'10

Bedroom Two 11'11 x 11'5

Bedroom Three 10'10 x 8'5

Bathroom 7'9 x 5'6

External

Rear Garden

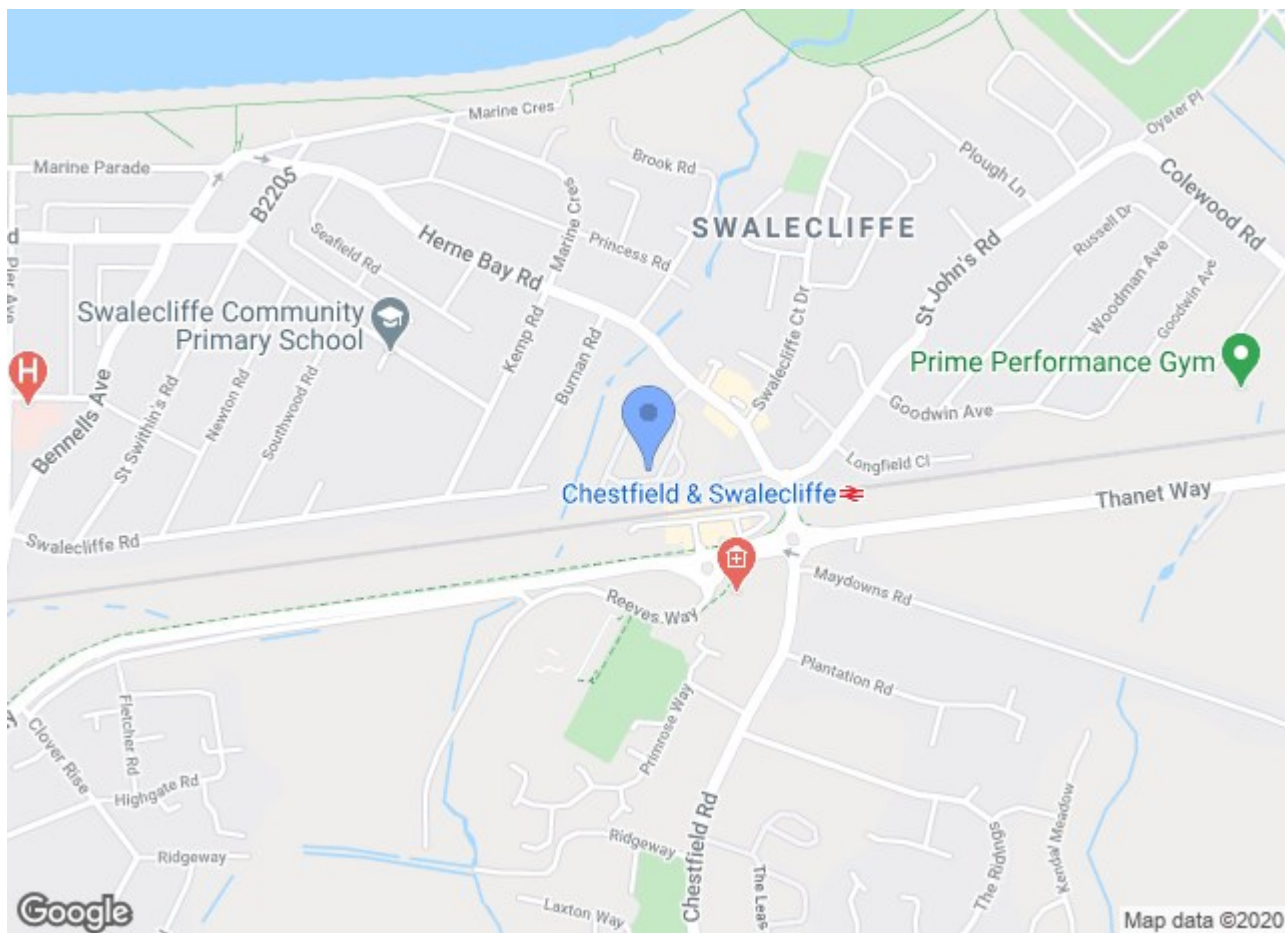
Garage 34'5 x 8'10







# 9 ELM WOOD CLOSE WHITSTABLE



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

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)