



Ash Close, Herne Bay

  
MILES & BARR  
EXCLUSIVE





4 Ash Close  
Herne Bay  
Kent  
CT6 7NJ



**Description**

Ground Floor

- Entrance Hall
  - Study  
15'4 x 9'1  
(4.67m x 2.77m)
  - Living Room  
12'10 x 12'9  
(3.91m x 3.89m)
  - Breakfast Room  
11'3 x 10'9  
(3.43m x 3.28m)
  - Dining Room  
10'5 x 8'10  
(3.18m x 2.69m)
  - Kitchen  
12'5 x 10'9  
(3.78m x 3.28m)
  - Utility Room  
10'9 x 7'6  
(3.28m x 2.29m)
  - Cloakroom
- Bedroom  
13'10 x 10'9  
(4.22m x 3.28m)
  - En-suite Shower Room
  - Bedroom  
10'9 x 8'2  
(3.28m x 2.49m)
  - Bedroom  
9'8 x 8'2  
(2.95m x 2.49m)
  - Bedroom  
15'9 x 9'8  
(4.80m x 2.95m)
  - Bedroom  
12'10 x 7'3  
(3.91m x 2.21m)
  - Bathroom
- External
- Front/Driveway
  - Rear Garden

First Floor

- Landing



## Property

Ash Close is a desirable cul-de-sac consisting of detached houses all set back from the road being very quiet and within walking distance of Herne Village.

Once you approach this substantial detached house you will be impressed by the presentation and a beautiful, featured tree, also at the front you have a private generous driveway and well maintained garden. Once inside this immaculate five bedroom detached family home, you'll find a large hallway that flows to all the main hubs of the property, a handy cloakroom is well positioned, a good size lounge is found to the front and a handy snug/office, the wow factor of this home is the generous kitchen/diner and conservatory which gives many options for today's lifestyles. On the first floor you will find five bedrooms, the master bedroom with an en-suite shower room, and a family bathroom, each room benefiting from its own unique outlook of the surrounding area. The rear garden is a good size and gives plenty of options to enjoy that outdoor living.

The current owners have lovingly updated this house to create a wonderful space and to give piece of mind with a turn key home.



## Location

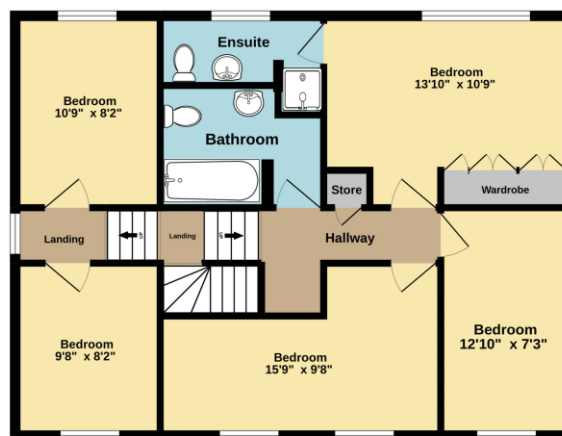
The village has its own convenient store, a pub, micropub, community centre and a nearby doctors surgery. Herne also has its own highly regarded primary school and St. Martins church which is steeped in history. Herne has good road links and bus service to both Herne Bay and Canterbury. Herne Bay, which is within 2 miles, offers a good selection of shops, bars, cafes and restaurants as well as the popular beach, seafront and pier. Herne Bay also has its own swimming pool and leisure complex and a cinema. The mainline railway station provides a regular service to London and the East Kent coast. The Cathedral city of Canterbury is approximately 7.5 miles away where you will find a wider variety of shopping, dining, leisure and recreational facilities as well as a number of highly regarded schools in both the public and private sectors.



GROUND FLOOR  
846 sq.ft. approx.

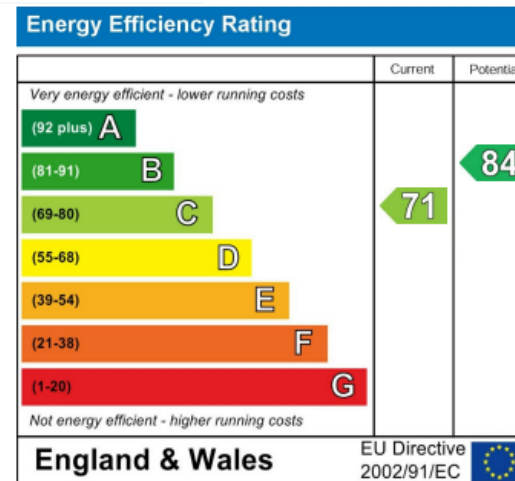


1ST FLOOR  
733 sq.ft. approx.



TOTAL FLOOR AREA : 1579 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



1 The Links, Herne Bay, Kent, CT6 7GQ  
**Tel: 01227 499000**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

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)