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Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(48-54)
F	(21-47)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



8 GOLDFINCH CLOSE  
HERNE BAY



136 High Street, Herne Bay, Kent, CT6 5JY  
t. 01227 740840 e. [hernebay@milesandbarr.co.uk](mailto:hernebay@milesandbarr.co.uk)



8 GOLDFINCH CLOSE  
HERNE BAY

OFFERS IN EXCESS OF £485,000



- Five Bedrooms
- Three Reception Rooms
- Sought After Family Location
- Close To Local Amenities
- Excellent Transport Links
- Off Street Parking

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ABOUT

FIVE BEDROOM DETACHED HOUSE IN POPULAR BROOMFIELD CUL-DE-SAC...

Miles and Barr are excited to bring to the market this beautifully presented large family home situated on the sought-after Cul-De-Sac Location of Goldfinch Close, Herne Bay. Internally the home boasts five generous bedrooms upstairs, with en-suite shower room and family bathroom completing the level. The ground floor holds three large reception rooms two of which give access to the rear garden, cloakroom and spacious modern fitted kitchen offering ample work surface and storage space, with utility room completing the internal accommodation. Externally the home has a garage with driveway leading up to it offering ample off-street parking, with the rear garden being the perfect size for a family and benefitting from sun and shade, with most of it laid to lawn. The location is extremely safe and popular, and always well received by families. Excellent primary schools are within a short walk away and easy transport links are available into Herne Bay, Whitstable and Canterbury. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

DESCRIPTION

- Entrance
- Lounge 19'5" x 10'9" (5.92m x 3.28m)
- Office 13'11" x 7'6" (4.24m x 2.29m)
- WC 6'5" x 3'2" (1.96m x 0.97m)
- Dining Room 13'0" x 10'7" (3.98m x 3.25m)
- Kitchen 10'7" x 9'5" (3.24m x 2.89m)
- Utility Room 6'5" x 4'11" (1.96m x 1.50m)
- First Floor
- Bedroom One 11'6" x 9'8" (3.53m x 2.96m)
- En-Suite 4'3" x 8'6" (1.32m x 2.60m)
- Bedroom Two 15'1" x 9'6" (4.60m x 2.90m)
- Bedroom Three 11'5" x 9'8" (3.48m x 2.95m)
- Bedroom Four 10'6" x 9x6 (3.20m x 2.74mx1.83m)
- Bedroom Five 10'8" x 7'6" (3.25m x 2.29m)
- Bathroom 6'8" x 6'1" (2.05m x 1.87m)
- Exterior
- Front Garden
- Rear Garden

