



**6 LINKS CLOSE**  
**HERNE BAY**

**£450,000**



- Four Bedrooms
- Detached
- Off Road Parking
- Two Reception Rooms
- Conservatory
- Cul De Sac
- Garage

## LOCATION

Herne is a village on the outskirts of the coastal town of Herne Bay. There is the beautiful Herne Church situated in the heart of the village and home to the attractive Herne Windmill which was built in 1789 and can be seen for miles around, proving a popular local landmark. The A299 Thanet Way leading to the M2 motorway is easily accessible, as is Herne Bay railway station offering great links to London. Herne Bay Town Centre with its variety of shops and the sea front with amusements and pier is just a short distance away. Or you can reach Canterbury City Centre in under 20 minutes by car or 30 minutes by bus.

## ABOUT

### DETACHED FAMILY HOME.....

Miles and Barr are delighted to bring to the market this four bedroom family home. This detached house has plenty of space with two reception rooms and a conservatory. Its tiered garden offers separate segments including a patio area, a raised decked section covered by a pergola for a nice secluded feel and a lovely laid to lawn area at the top. Located in close proximity to the A299 for easy access for commuting to London. Internally it boasts entrance hall leading to large lounge, dining room, wc, kitchen and conservatory. Upstairs you have four bedrooms and family bathroom. Access to the garage via the kitchen or to the front of the property with off road parking for 4 cars. To the rear is a tiered garden with side access to the front of the property.

## DESCRIPTION

Entrance

Entrance Hall

Cloakroom

Lounge 63'7" x 41'4"

Dining Room 38'4" x 31'5"

Kitchen 41'0" x 24'7"

Conservatory 62'4" x 27'10"

Landing

Bedroom One 36'1" x 34'5"

Bedroom Two 33'1" x 31'2"

Bedroom Three 31'2" x 28'10"

Bedroom Four 41'0" x 28'10"

Shower Room

External

Rear Garden







## 6 LINKS CLOSE HERNE BAY



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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	

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)