

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, floorplans and distances referred to 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Good	C (51-60)
Below average	D (41-50)
Below average	E (31-40)
Poor	F (21-30)
Very poor	G (1-20)
Not energy efficient - higher running costs	
Current	72
Potential	86



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BARLEY CLOSE, HERNE BAY



BARLEY CLOSE
HERNE BAY

£390,000

- Council Tax Band: C
- Extended Family Home
- Garage And Off Street Parking
- Two Bathroom
- Large Family Space
- Sought After Area
- Close To Amenities
- Cul-De-Sac Location
- Four Bedroom

LOCATION

Broomfield is a lovely village in Herne Bay, divided by the Thanet Way from the seaside town. There are a few shops, village post office, and a great pub called The Huntsman located on Margate Road. There is also a local church, located on The Meadows. Herne Bay is a seaside town in Kent, South East England. It is situated 7 miles (11 km) north of Canterbury and 5 miles (8 km) east of Whitstable. It neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district. Herne Bay's seafront is home to the world's first freestanding purpose-built Clock Tower, built in 1837. The town centre, sea front, arcades/amusements, pier and other amenities means Herne Bay has lots on offer. The Thanet Way leading to the M2 motorway is easily accessible, as is Herne bay railway station which offers great links to London.

ABOUT

BEAUTIFULLY PRESENTED EXTENDED FOUR BEDROOM FAMILY HOME IN POPULAR RESIDENTIAL LOCATION...

Miles and Barr are delighted to present to the market this extended Four-bedroom home located in the popular cul-de-sac location of Barley Close, Broomfield. Internally you enter the home into porch, which leads through to the light and airy spacious open plan lounge diner, which then has large, fitted kitchen to the rear with lots of work surface and storage space and ample room for a breakfast table. The kitchen gives access to the enclosed rear garden which is patioed to create a low maintenance enjoyable space. There is a utility room off of the dining room which also leaves more space in the kitchen for storage, this room has a door out to the garden and also gives access to the garage. Upstairs the property holds four well-proportioned bedrooms and two-family bathrooms. The loft space is also mostly boarded with good head height. The home is completed by driveway and garage for off street parking. The property is a great size for a family and in excellent condition throughout. The location makes it even more appealing, with quiet cul-de-sac outside, and being situated in the popular residential location of Broomfield village with shops and other amenities close by. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

DESCRIPTION

- Entrance
- Living Room 24'11" x 11'11" (7.61 x 3.64)
- Kitchen 13'3" x 10'9" (4.04 x 3.30)
- First Floor
- Bathroom 7'1" x 5'8" (2.16 x 1.75)
- Shower Room 6'2" x 6'1" (1.9 x 1.86)
- Bedroom One 13'1" x 8'11" (3.99 x 2.74)
- Bedroom Two 9'1" x 9'1" (2.79 x 2.78)
- Bedroom Three 6'8" x 6'4" (2.04 x 1.95)
- External
- Rear Garden

