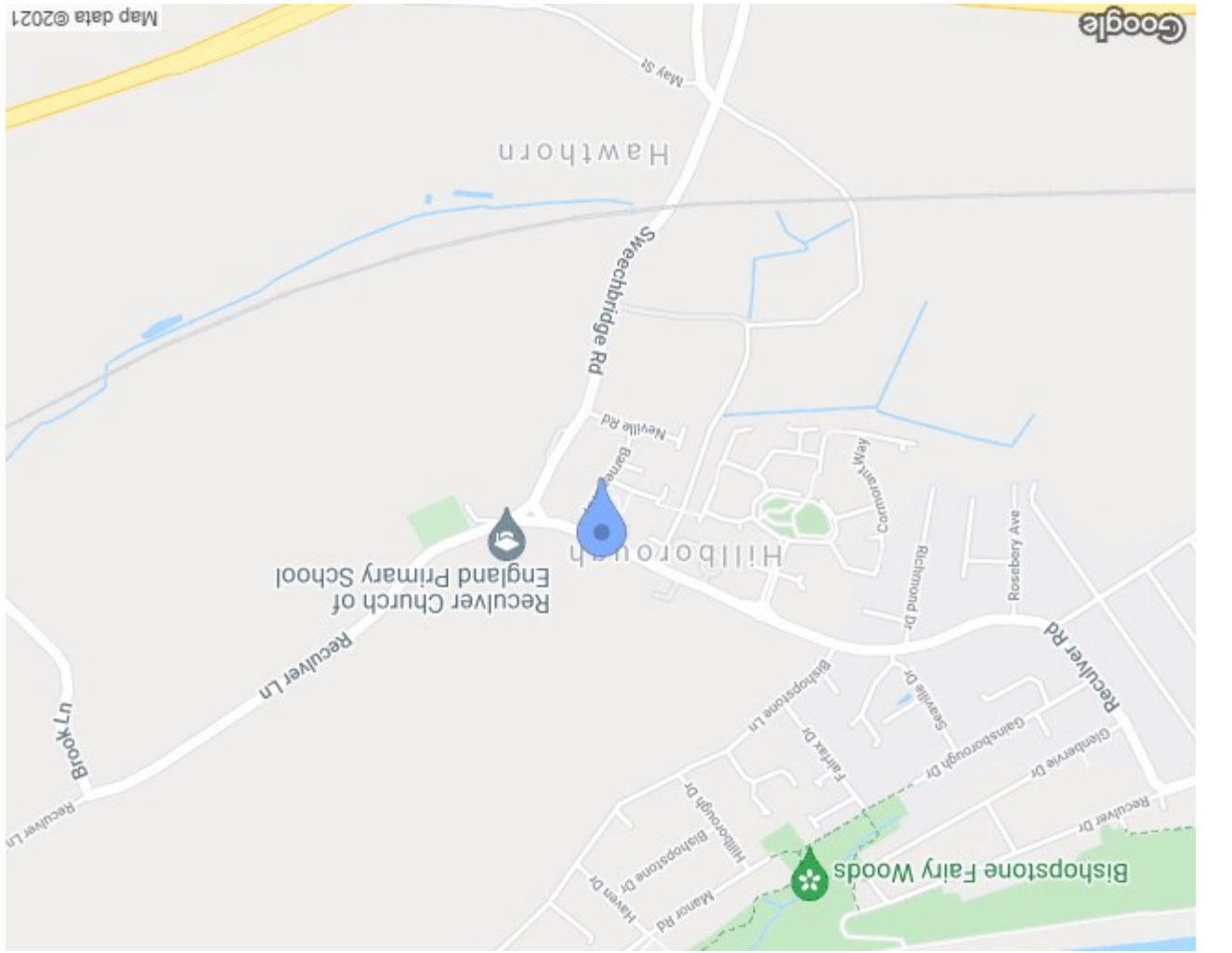


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



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**BARNES WAY**  
**HERNE BAY**

**£375,000**

- Detached Family home
- Stylish Presentation Throughout
- Off Street Private Parking
- Secluded Garden
- En-Suite Shower Room
- Popular Residential Location
- Close To Local Amenities
- Good Transport Links

## ABOUT

IMMACULATE THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION... Miles and Barr are excited to present to the market this well-presented detached home located in the popular residential location of Reculver, Herne Bay. Internally you enter the home into hallway, with stylish modern fitted kitchen with space for breakfast table situated to the front of the home, downstairs W/C and large light lounge located to the back. Upstairs the home offers three bedrooms with the main bedroom benefiting from en-suite shower room, and family bathroom completing the internal accommodation. Externally you have a beautiful secluded rear garden which is mostly laid to lawn, with a paved seating area to the back to make the most of the sun! the home also benefits from two private parking spaces directly behind the garden for ease of access into the home. The area is ideal for families due to being situated between the villages of Betlinge and Reculver, and as such benefits from the amenities of each, with a highly regarded primary school, shops, transport links and stunning seaside walks all on the doorstep. Please contact Sole agents Miles and Barr today for more information or to organise your personal viewing appointment.

## 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.

## DESCRIPTION

Entrance  
 Entrance Hall  
 Kitchen 9' x 12'5 (2.74m x 3.78m)  
 Downstairs WC 3'3 x 7'3 (0.99m x 2.21m)  
 Lounge 13'11 x 15'8 (4.24m x 4.78m)  
 First Floor  
 Landing  
 Bedroom One 12'9 x 9'5 (3.89m x 2.87m)  
 En-suite 7'2 x 5'1 (2.18m x 1.55m)  
 Bathroom 6'4 x 5'10 (1.93m x 1.78m)  
 Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)  
 Bedroom Three 10'9 x 5'10 (3.28m x 1.78m)  
 Exterior  
 Front Garden  
 Rear Garden

