



## 52 Woodrow Chase, Herne Bay

In Excess of £275,000



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Herne Bay, Herne Bay

IMMACULATE TWO BEDROOM BUNGALOW WITH PARK VIEWS IN HERNE VILLAGE LOCATION...

Miles and Barr are excited to present to the market this well positioned bungalow located on a sought after road in the village of Herne, namely Woodrow Chase which is a quiet no through road.

Internally the home is accessed from the side porch, where you enter into the hallway with two beautifully decorated double bedrooms situated to the front with views out across the Cherry Orchard Playing Fields. The modern family bathroom has a four piece suite with his and hers sink. The beautiful living space to the rear is an open plan lounge dining room which flows through to the modern fitted kitchen. Looking out through double glazed French doors is the well maintained rear garden, which maximises the light brought into the living space.

The garden has patio-ed area immediately outside, with the remainder of the garden having been landscaped to offer tiered levels which help maximise the space, but also to create a real sun trap of a garden with the top tier offering the perfect seating area as it is bathed in sun all day, with the driveway off street parking next to it.

This two bedroom semi-detached bungalow is an ideal property for first time buyers, small families or those looking to move for the peace and quiet to enjoy park walks and easy access to bus routes which provides access to Canterbury, Herne Bay and Whitstable. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.







**Entrance Porch**

2' 0" x 3' 10" (0.62m x 1.17m)

**Entrance Hall**

3' 9" x 8' 11" (1.15m x 2.72m)

**Lounge**

18' 6" x 9' 3" (5.64m x 2.82m)

**Kitchen**

9' 4" x 7' 10" (2.84m x 2.39m)

**Bedroom One**

11' 11" x 9' 4" (3.63m x 2.84m)

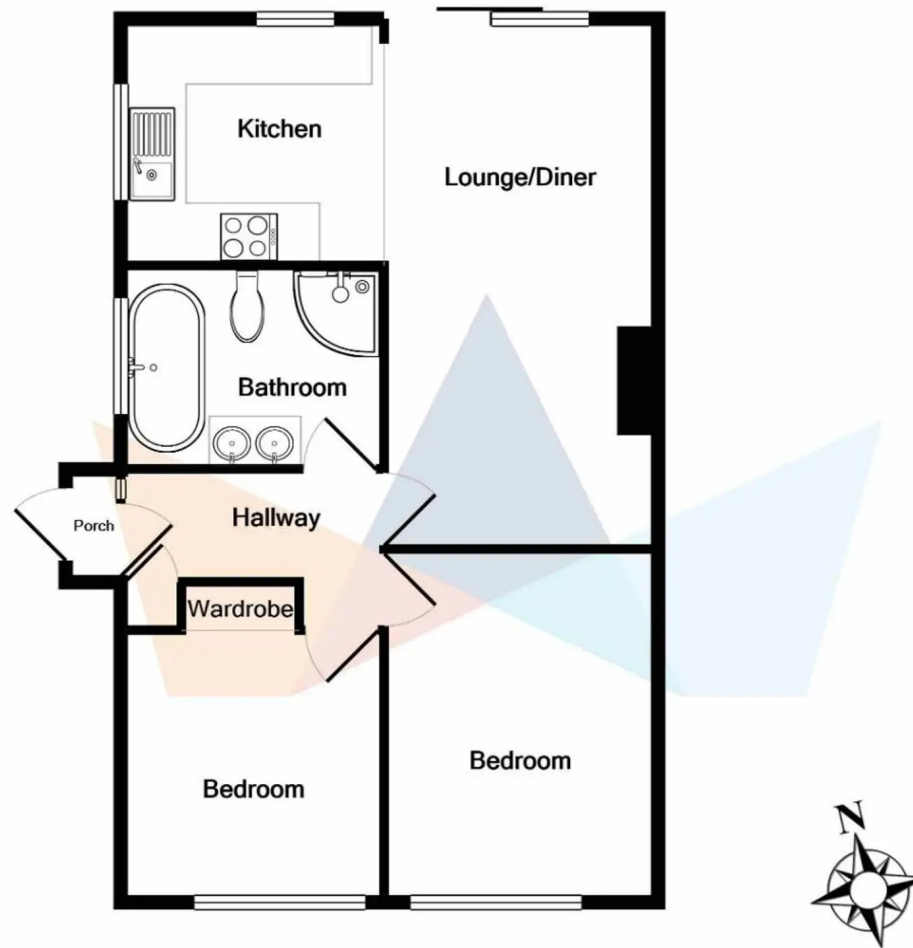
**Bedroom Two**

8' 11" x 8' 11" (2.72m x 2.72m)

**Bathroom**

8' 11" x 6' 7" (2.72m x 2.01m)





TOTAL APPROX. FLOOR AREA 51.2 SQ.M. (551 SQ.FT.)  
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## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)