



Spencer Road, Birchington


MILES & BARR
EXCLUSIVE



25 Spencer Road
Birchington
Kent
CT7 9EZ



Description

Ground Floor

- Entrance
- Kitchen/Family Room
34'11 x 25'9 at widest point
(10.64m x 7.85m at widest point)
- Cloakroom
- Bedroom Five/Study
15'0 x 7'8
(4.57m x 2.34m)

First Floor

- Bedroom One
12'0 x 11'4
(3.66m x 3.45m)
- En-Suite
8'9 x 3'2
(2.67m x 0.97m)
- Bedroom Two
12'10 x 9'10
(3.91m x 3.00m)
- Bedroom Three
17'7 x 8'6
(5.36m x 2.59m)

Description

Ground Floor

- Bedroom Four
16'0 x 9'1
(4.88m x 2.77m)
- Family Bathroom
9'3 x 6'10
(2.82m x 2.08m)

External

- Front/Driveway
- Rear Garden

Property

A substantial four/five bedroom family home located in the highly sought after Spencer Road, Birchington. Ideally situated within easy reach of Birchington's main high street and train station, the seafront is also only a short walk away.

Internally the property has been vastly modernised and extended by the current owners and now boasts four good sized bedrooms (the master with an en-suite shower room) and a newly fitted family bathroom on the first floor. On the ground floor there is a spacious contemporary fitted kitchen and family room which is also open-plan through to the lounge, a downstairs WC and a further 15ft fifth bedroom/games room on the ground floor. Externally there is a landscaped rear garden and ample off street parking to the front for numerous vehicles.



Location

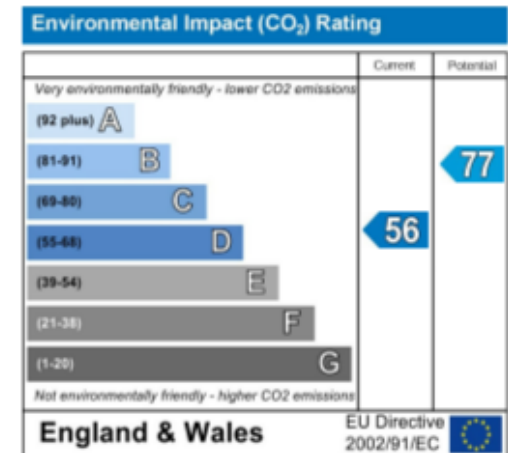
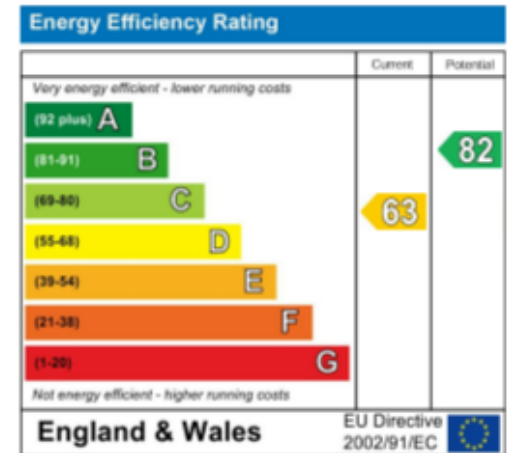
Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence: a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.





TOTAL FLOOR AREA : 1787sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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