



42 King Edward Road, Birchington  
£400,000



# 42 King Edward Road

Birchington, Birchington

WONDERFUL TWO BEDROOM DETACHED BUNGALOW!

Miles & Barr are delighted to bring to the market this well presented two bedroom detached bungalow located in Birchington-on-Sea. As you enter the property you are greeted with a bright hallway aided by the sky light above. You can access each room of the bungalow from the hallway, this includes two double bedrooms, the master with fitted wardrobes and an en-suite W/C. You will find a large modern fitted kitchen / dining area, a spacious bathroom, designed to accommodate disabled use if needed with a large shower and bath as well as access to insulated loft area where condensed boiler is located and a reception room located to the front of the property with a log burner, bay window and doors leading to southeast side of garden. Externally to the front the bungalow boasts a large drive way suitable for multiple cars and a detached garage. To the rear you will find a low maintenance wrap around south facing garden.

The property is located not far from Birchington town which is a host to a range of amenities including butchers, a pharmacy and supermarkets. As well as Birchington train station with direct links to London and local bus stops with links to QEQM Hospital, Canterbury and Westwood Cross.

Birchington town is located on the bus route with the the nearest bus stop in close proximity to this property!

- Detached Property
- Two Bedrooms
- Large Driveway
- Popular Location
- Low Maintenance South Facing Rear Garden







### Entrance

### Hallway

4'5" Wide Hallway Entrance from front door with access to all rooms

### Lounge

11' 3" x 17' 4" (3.43m x 5.28m)

Log burner, bay window, door leading to southeast side of garden

### Bedroom One

10' 12" x 15' 4" (3.35m x 4.67m)

Double room, en-suite WC. French doors to rear south facing garden.

### WC

### Bathroom

9' 6" x 10' 8" (2.9m x 3.25m)

Spacious bathroom designed to accommodate disabled use if needed. This room includes a large bath and separate large shower with access to the well insulated loft and condensed boiler.

### Kitchen/Diner

22' 2" x 12' 2" (6.76m x 3.71m)

French doors leading to rear south facing garden.

### Bedroom Two

10' 12" x 11' 9" (3.35m x 3.58m)

This is currently open plan with the kitchen/diner but can be used as a separate bedroom with double doors that can be open or closed for privacy.







## 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 company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing 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)