



22 Crescent Road, Birchington

In Excess of £300,000



## 22 Crescent Road

Birchington, Birchington

THREE BEDROOM MID-TERRACE HOUSE IN THE HEART OF BIRCHINGTON-ON-SEA! Miles & Barr are delighted to present to the market this wonderful three bedroom mid-terrace house in central Birchington-on-Sea. You are located only a short walk to Birchington town which boasts a fantastic array of shops, bars, restaurants and other amenities as well as being walking distance to Birchington train station with direct links to London. As you enter the property you are greeted with a spacious lounge / diner with access to the kitchen at the rear of the property as well as the addition of the conservatory. Upstairs you will find two double bedrooms, a single bedroom and a family bathroom. Externally the property has a good size garden that is patio and mainly laid to lawn. Call Miles & Barr to arrange your accompanied viewing.

- Council Tax Band: B
- Three Bedrooms
- Garden
- Lounge / Diner
- Close To Town





### Entrance

### Kitchen

Dimensions: 2.90m x 3.66m (9'06 x 12'36).

### Lounge

Dimensions: 4.45m x 7.62m (14'7 x 25'62).

### Bedroom One

Dimensions: 4.42m x 3.35m (14'6 x 11'40).

### Bedroom Two

Dimensions: 3.35m x 3.05m (11'42 x 10'92).

### Bedroom Three / Study

Dimensions: 2.03m x 1.52m (6'08 x 5'42).

### Conservatory

Dimensions: 3.05m x 2.74m (10'56 x 9'25).

### Bathroom

Dimensions: 1.83m x 2.74m (6'95 x 9'16).

### First Floor

### External

### Rear Garden





TOTAL FLOOR AREA: 107.4 sq.m. (1156 sq.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 availability or efficiency can be given.  
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# Miles & Barr

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