



7 Woodland Avenue, Birchington  
£300,000

# 7 Woodland Avenue

## Birchington

We are delighted to present this charming two bedroom semi detached bungalow to the market with NO FORWARD CHAIN. Situated in a sought-after location, this property boasts convenient living with the added benefit of no forward chain. Approaching the residence, you are greeted by a block paved off-street parking area, providing ample space for multiple vehicles.

Stepping inside, the bungalow offers a well-planned layout that maximises space and functionality. The accommodation comprises two generous double bedrooms, a kitchen, shower room, lounge diner and a welcoming conservatory, providing a peaceful retreat to enjoy views of the garden throughout the seasons.

Externally there is a low maintenance rear garden, benefiting from a sunny aspect. This outdoor haven offers privacy and tranquillity, ideal for unwinding or entertaining. A shed with power and light is available, catering to additional storage needs.

Completing this remarkable property is a detached garage, offering secure parking or an additional storage option. With its desirable location, well-planned layout, and an array of features, this bungalow is an exceptional opportunity for those seeking a comfortable and convenient living space within easy reach of local shops and amenities.

- NO FORWARD CHAIN
- Sought After Location
- Two Double Bedrooms
- Ample Off Street Parking & Detached Garage
- Low Maintenance Rear Garden
- Conservatory





**Entrance**

Leading to

**Bedroom**

9' 1" x 25' 5" (2.76m x 7.74m)

**Bedroom**

9' 5" x 10' 0" (2.86m x 3.05m)

**Lounge**

9' 8" x 20' 6" (2.95m x 6.24m)

**Shower Room**

7' 2" x 5' 7" (2.19m x 1.69m)

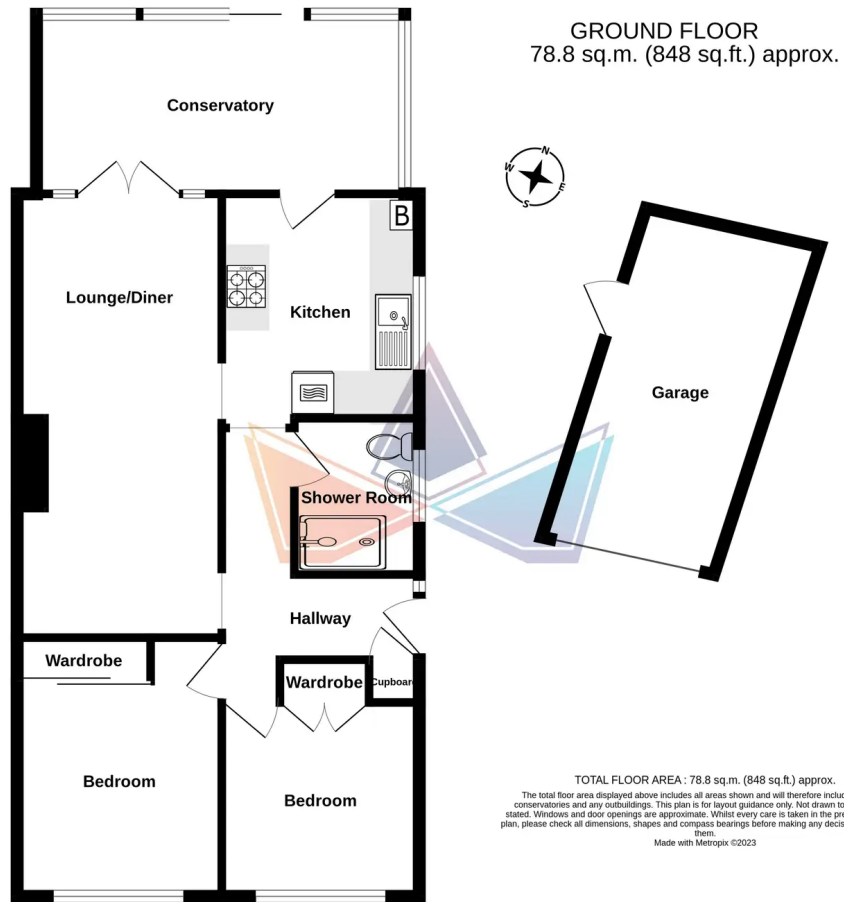
**Conservatory**

8' 3" x 16' 11" (2.51m x 5.16m)

**Kitchen**

9' 6" x 8' 11" (2.90m x 2.73m)





# 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)