



Oakwood homes[®]
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Property brochure



KENT GARDENS
BIRCHINGTON
KENT
CT7 9RY

Price: £365,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



www.oakwoodhomes.biz

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The Property

A generous sized three bedroom semi-detached family home with off road parking, close to the village of Birchington and the train station! The property comprises a bright lounge in excess of 19' (5.79m) through to the dining room offering rear garden views. A modern well equipped kitchen also overlooks the garden completing the ground floor. Upstairs there are three bedrooms, two of which are doubles, and a family bathroom. Outside the garden lends itself to low maintenance upkeep and is a fantastic space for children to play and social gatherings. Within walking distance of the village and amenities, this property is definitely worth adding to your viewing list. Call us at Oakwood homes to find out more and book a viewing!

Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant.

Accommodation

GROUND FLOOR

Entrance to hall

Lounge

19'2" (5.84m) 12'9" (3.89m)

Dining Room

9'8" (2.95m) x 10' (3.05m)

Kitchen

15'9" (4.80m) x 7'7" (2.31m)

FIRST FLOOR

Landing

Bedroom 1

10'8" (3.25m) x 10'5" (3.17m)

Bedroom 2

9'9" (2.97m) x 9'9" (2.97m)

Bedroom 3

8'6" (2.59m) x 6'6" (1.98m)

Bathroom

6'3" (1.91m) x 5'3" (1.60m)

OUTSIDE

Sunny aspect rear garden with artificial lawn and raised decking area. Front garden with driveway for several vehicles



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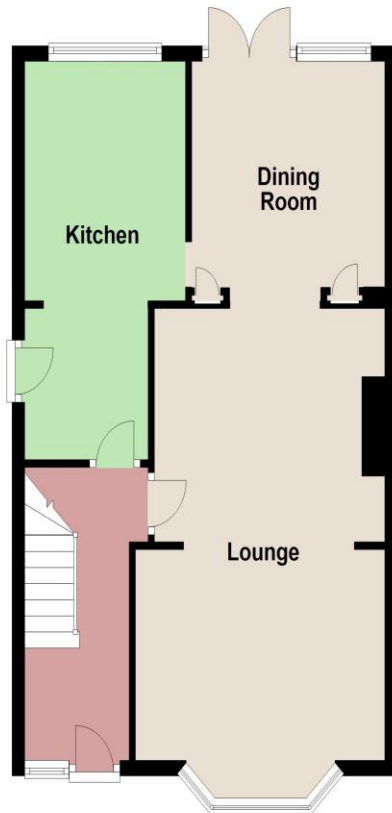
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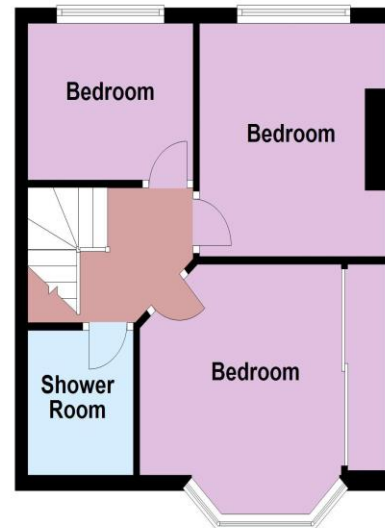


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Ground Floor



First Floor



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Key Features

- Fantastic living space!
- Fabulous 3 bedroom semi-detached family home
- Off street parking
- Sunny rear garden
- Lounge in excess of 19' (5.79m)
- Bright dining room overlooking rear garden
- Great location to the train station, doctors and village amenities

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022413/



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