



Oakwood homes[®]
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Property brochure



SHERWOOD ROAD
BIRCHINGTON
KENT
CT7 0EJ

Price: £389,995

3 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



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The Property

Deceptively spacious and ready to move in! This is, in our opinion a beautifully presented chalet style semi-detached home, offering flexible accommodation. The ground floor comprises a third bedroom/lounge to the front, W.C. and an open plan kitchen/diner with utility space, leading to a lounge which overlooks the rear garden. Bespoke wooden units have been made to measure and installed in the open plan area, as well as the floor being recently refurbished and tiled throughout. Upstairs, you will find a further two bedrooms that both have en-suites, with the main bedroom benefiting from a walk-in wardrobe. It is worth noting that the loft and eaves have been insulated and boarded to assist with budgeting for energy costs. Externally, there is private access to a rear low maintenance garden, with a very useful air conditioned cabin/workshop, ideal for those working from home. To the front is a driveway for approximately two vehicles. Situated in a popular location, with highly recommend schools in the local area, this a fantastic purchase opportunity. Call Oakwood homes to book your 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

Entrance porch to entrance hall

Bedroom 3/Lounge 12'6" (3.81m) x 10'11" (3.33m)

Downstairs W.C

Kitchen 17' (5.18m) x 9'13" (3.07m)

Dining Area 15'9" (4.80m) x 10'10" (3.30m)

Lounge Area 17'6" (5.33m) X 13'6" (4.11m)

FIRST FLOOR

Bedroom 1 13'10" (4.22m) x 10'11" (3.33m)

En-suite 7'6" (2.29m) x 6'3" (1.91m)

Walk in wardrobe 7'7" (2.31m) x 4'3" (1.30m)

Bedroom 2 10'6" (3.20m) x 9'2" (2.79m)

En-suite 6'6" (1.98m) x 4'4" (1.32m)

OUTSIDE

Low maintenance rear garden . Office/Cabin 9' (2.74m) x 9' (2.74m). Driveway to front for approximately two cars and access to the rear garden. There is water and electricity access in the garden.



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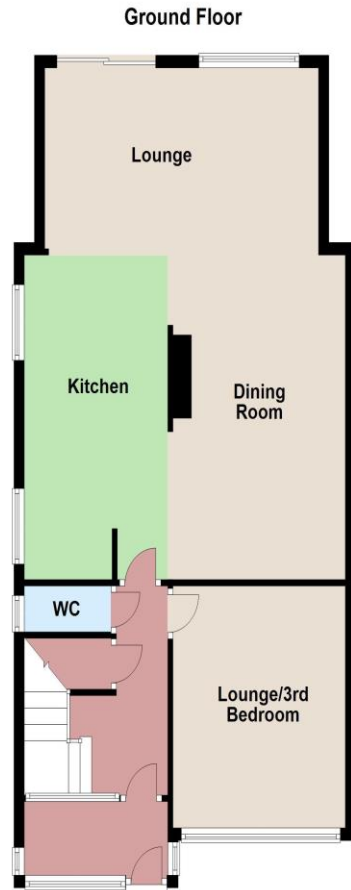
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Key Features

- Ready to move in
- Open plan lounge/kitchen/diner
- Flexible living accommodation
- Low maintenance garden
- Office cabin in garden
- Great schools in local area
- Fabulous family home
- En-suites with two bedrooms
- Walk-in wardrobe

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0021066/20230815/AWDP



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