



Oakwood homes[®]
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Property brochure



STONE BARN AVENUE
BIRCHINGTON
KENT
CT7 0AR

Price: Offers Over: £370,000

5 Bedrooms

1 Reception

2 Bathrooms

Off Road Parking

EPC c

Tenure FREEHOLD
Council Tax B



birchington@oakwoodhomes.biz



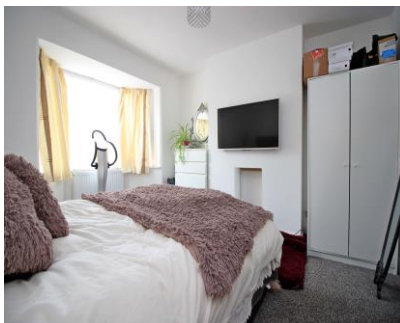
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The Property

A five-bedroom semi-detached house, ready to move in and put your feet up! If open plan and modern interiors are your preference, this is the perfect property for you. Accommodation comprises an open plan kitchen/diner, lounge, two double bedrooms and a shower room to the first floor. These bedrooms can easily be utilised for office work or playrooms for example, illustrating the flexibility on offer. To the first floor are three more bedrooms, one of which is a double, and the family bathroom. The rear garden is ideal for family living, and the property comes with off road parking. Perfectly located a short distance from Birchington village as well as being situated a short walk from Birchington mainline station, local primary and secondary schools and bus routes, this home is ideal for every member of the family. Call Oakwood homes today to book your viewing!

Location

The village of Birchington is located on the North Kent coast and comprises 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

Kitchen	14.9' (4.54m) x 20.1' (6.13m)
Lounge	14.2' (4.33m) x 11.9' (3.63m)
Bedroom	12.8' (3.90m) x 11.5' (3.51m)
Bedroom/Office	12.67' (3.86m) x 10.32' (3.15m)
Shower Room	8.01' (2.44m) x 3.03' (0.92m)

FIRST FLOOR

Bedroom	11.9' (3.63m) x 11.6' (3.54m)
Bedroom	10.8' (3.29m) x 9' (2.74m)
Bedroom	11.1' (3.38m) x 8.3' (2.53m)
Bathroom	8.6' (2.62m) x 8.3' (2.53m)

OUTSIDE

Off road parking for 2/3 vehicles.
Rear garden



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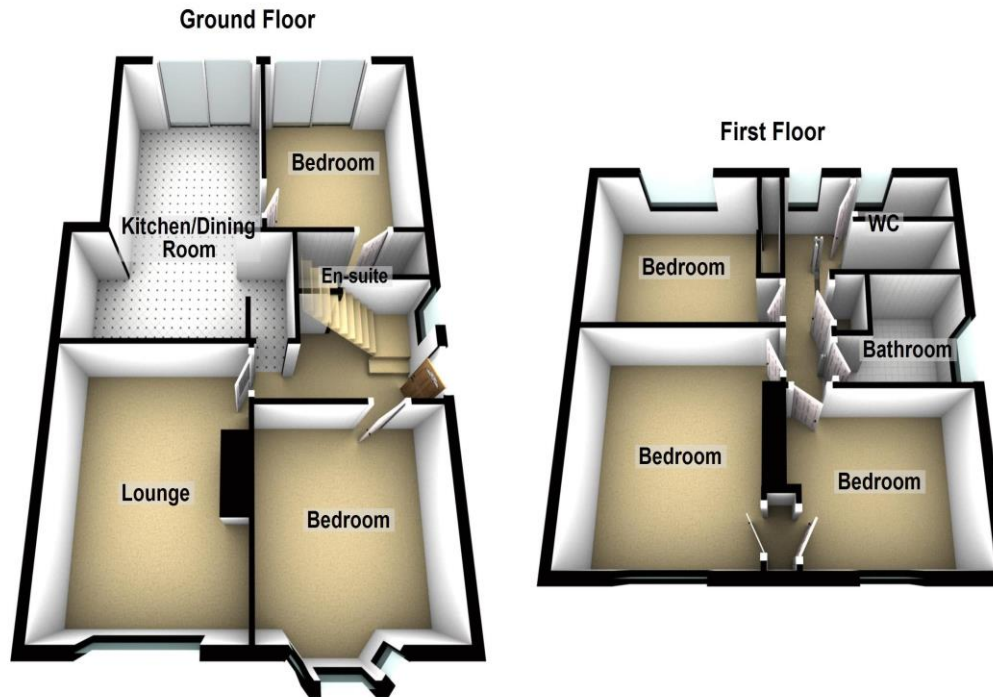
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Plan produced using PlanUp.

Property brochure

Key Features

- 5 bedroom
- Off road parking for 2/3 vehicles
- Sunny rear garden
- Open plan kitchen/dining space
- Family bathroom and en-suite shower room
- A short walk from Birchington High Street, station and local schools

Need a mortgage..?

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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. BIR0022707/20240222/AWDP



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