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## Property brochure



BERKELEY ROAD  
BIRCHINGTON  
KENT  
CT7 9JN

Price: £700,000

5 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax E



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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## The Property

Oakwood homes are pleased to bring to the market this stunning five bedroom family home in a fantastic location. On the ground floor the property has a generously sized kitchen, spacious dining room, lounge, utility room and a play room, it also allows access out to the garden. The the next floor you have three bedrooms, two modern finish family bathrooms and W.C. The top floor boasts two more generously sized bedrooms. The property is a short walk from the high speed transport links as well as Birchington village, full of local amenities and shops. With beautiful cliff top walks and the sea just a few steps away, this property would be perfect for any family. Call Oakwood homes to book in 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

### GROUND FLOOR

WC	4'05" (1.35m) x 2'08" (0.81m)
Lounge	14'00" (4.27m) x 16'10" (5.13m)
Dining room	14'11" (4.55m) x 10'11" (3.33m)
Kitchen	5'10" (1.78m) x 19'01" (5.82m)
Utility room	5'03" (1.60m) x 5'06" (1.68m)
Play room	20'03" (6.17m) x 12'00" (3.66m)

### FIRST FLOOR

Shower Room	11'02" (3.40m) x 5'08" (1.73m)
Bedroom front	11'04" (3.45m) x 15'03" (4.65m)
Smaller room/study	13'04" (4.06m) x 6'05" (1.96m)
Bathroom	11'02" (3.40m) x 5'11" (1.80m)
Bedroom back	12'01" (3.68m) x 11'04" (3.45m)
Bedroom	9'05" (2.87m) x 11'10" (3.61m)

### TOP FLOOR

Bedroom	14'09" (4.50m) x 13'09" (4.19m)
Bedroom	13'00" (3.96m) x 11'00" (3.35m)

Broadband is delivered via fibre to the house

Unrestricted on street parking is available in the road

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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. BIR0023576/20240723/ASDP

## Property brochure

### Key Features

- Five bedrooms
- Family home
- Close to station
- Close to the front
- A walk in to the village
- Two bathrooms

Need a mortgage..?

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

0800 035 0353



 birchington@oakwoodhomes.biz

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