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## Property brochure



PARK AVENUE  
BIRCHINGTON  
KENT  
CT7 0DJ

Price: Offers In Excess Of:  
£315,000

.....  
3 Bedrooms

.....  
2 Receptions

.....  
1 Bathroom

.....  
1 Garage

.....  
EPC C

.....  
Tenure FREEHOLD  
Council Tax C



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[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

Spacious Family Home in a Prime Location. This generously sized three-bedroom semi-detached house with a garage is perfect for families seeking space and convenience. Located in a popular residential area, the property offers excellent access to Canterbury and public transport links to London, making it ideal for commuters. Local primary schools are nearby, and Birchington village, with its shops, cafés, and amenities, is just a short walk away. The ground floor features a bright lounge, separate dining room, and a well-equipped kitchen with an adjoining utility room for added practicality. Upstairs, there are three great-sized bedrooms, a family bathroom, and a separate W.C., ideal for busy households. Outside, the property benefits from a very large garden, offering plenty of space for outdoor activities, and a garage with off-street parking. There is also the potential to extend the property, subject to building regulations and planning permissions, making this a fantastic opportunity to add value or create your dream home. With its spacious layout, excellent location, and access to schools and transport, this home is an opportunity not to be missed. Call Oakwood Homes today to arrange 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

Entrance	
Lounge	12'5" (3.78m) x 11'6" (3.51m)
Dining Room	11'4" (3.45m) x 9'10" (3.00m)
Kitchen	11'5" (3.48m) x 6'11" (2.11m)
Utility	10'8" (3.25m) x 6'7" (2.01m) with internal door to garage

### FIRST FLOOR

Bedroom 1	12'5" (3.78m) x 10'2" (3.10m)
Bedroom 2	11'5" (3.48m) x 9'11" (3.02m)
Bedroom 3	7'10" (2.39m) x 6'9" (2.06m)
Bathroom	7' (2.13m) x 5'5" (1.65m)

Separate W.C

### OUTSIDE

Front garden with off street parking and garage. Garden to rear  
Broadband is delivered via fibre to the premises

We have been advised that there is broadband fibre to the house.

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## Property brochure

### Key Features

- Generous three-bedroom semi-detached house with garage and parking
- Excellent access to Canterbury and London transport links
- Close to local schools and Birchington village amenities
- Bright lounge, separate dining room, kitchen, and utility room
- Three great-sized bedrooms, family bathroom, and separate W.C
- Very Large garden
- Potential to extend

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. BIR0023899/20240913/AWDP



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