



Smugglers Way, Birchington





4 Smugglers Way
Birchington
Kent
CT7 9HP



Description

Ground Floor

- Hallway
- Kitchen/Diner
19'11 x 14'8
(6.07m x 4.47m)
- Utility Room
9'10 x 7'5
(3.00m x 2.26m)
- Lounge
19'11 x 14'8
(6.07m x 4.47m)
- Family
Room/Bedroom
5
11'5 x 8'10
(3.48m x 2.69m)
- Bedroom
18'4 x 9'10
(5.59m x 3.00m)
- Dressing Room
10'7 x 5'11
(3.23m x 1.80m)
- En-suite Shower
Room

- Bedroom
14'11 x 11'5
(4.55m x 3.48m)
- Bedroom
13'5 x 11'5
(4.09m x 3.48m)
- Bedroom
10'7 x 10'0
(3.23m x 3.05m)
- Family Bath and
Shower Room

External

- Front/Driveway
- Rear Garden
- Office/Gym
Outbuilding

Property

Situated along the sought after 'Smugglers Way' central Birchington, set back from the road is this stunning completely renovated 4/5 bedroom detached bungalow, having recently undergone an extensive programme of refurbishment the property in our opinion has been finished to an exceptionally high standard throughout.

Found on a good size plot the current owners have extended the property to maximise the space available, the accommodation currently comprises to the rear of the property making the most of the natural light available is a spacious lounge with bi folding doors leading out to paved patio, a fabulous incredibly spacious hand painted solid wood kitchen with Quartz worktops and bi folding doors opening to the garden ideal for entertaining. There is also a utility room next to the kitchen with access to outside as well as a separate family room (or bedroom 5) perfect for ensuring everyone has their own space.

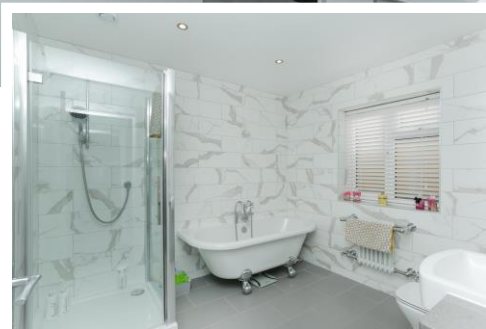
To the front of the property there are 4 double bedrooms with the master bedroom boasting ensuite facilities with Mira shower and a walk in wardrobe. There is a further family bathroom with Mira shower and roll top bath and solid Quartz tops. The whole property has an incredibly light and spacious feel about it with a hugely versatile layout suitable for all buyers.

Externally to the front of the property there is a block paved driveway providing off street parking for several cars, with side access to the sunny aspect rear garden with a paved patio area ideal for sitting and enjoying the sun and an artificial lawn garden. The picture is complete with the newly installed timber framed and cladded out building providing a fitted office, gym and storage area. An incredible addition to any property.



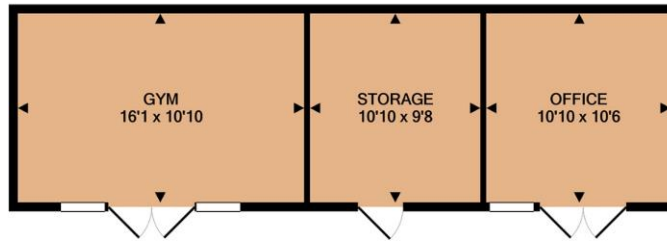
Location

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence: a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.





GROUND FLOOR
APPROX. FLOOR
AREA 1825 SQ.FT.
(169.5 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2217 SQ.FT. (205.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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