



Queens Avenue, Birchington


MILES & BARR
EXCLUSIVE





19 Queens Avenue Birchington Kent, CT7 9QN

5 miles Margate
17 miles Canterbury

13.5 miles Whitstable
17 miles Deal

Description

Ground Floor

- Porch
- Hallway
- Reception Room
24'10 x 15'8
(7.57m x 4.78m)
- Study
15'5 x 13'5
(4.70m x 4.09m)
- Kitchen/Breakfast Room
26'3 x 18'8
(8.00m x 5.69m)
- Utility Room
14'0 x 8'4
(4.27m x 2.54m)
- Cloakroom
- Shower Room
- Reception Room
27'10 x 18'1
(8.48m x 5.51m)

- Bedroom
15'11 x 15'9
(4.85m x 4.80m)
With built-in wardrobes
- Bedroom
13'0 x 9'9
(3.96m x 2.97m)
- Bedroom
11'10 x 9'11
(3.61m x 3.02m)
With built-in cupboards
- En-suite Shower Room
- Bath and Shower Room

Second Floor

- Dressing Area/Bedroom
29'5 x 14'0
(8.97m x 4.27m)

External

- Front/Driveway
- Detached Garage
- Rear Garden

First Floor

- Landing
- Bedroom
16'0 x 13'10
(4.88m x 4.22m)
- En-suite Shower Room





Property

A stunning spacious detached five bedroom property situated in the popular 'Queens Avenue' in Minnis Bay with the sea just at the end of the road, the current owners have designed and decorated the property to an extremely high standard, making it ideal for buyer looking to be able to move straight in.

Approached via two sets of electric gates the property is set back from the road, you are greeted by a large entrance porch, once inside to the ground floor there are two separate reception rooms both with fireplaces offering maximum versatility, a study, utility room, W.C and a modern shower room. The fabulous Smallbone kitchen/breakfast room with tiled flooring is no doubt the hub of the home, perfect for entertaining with bi-folding doors leading out to the well maintained garden, boasting integrated fridge freezer and wine cooler.

There is a large window on the landing up to the first floor really maximising the natural light available, on this floor there is a beautifully finished master bedroom with en-suite shower, a further double bedroom with en-suite facilities and two other double bedrooms. There is a large family bathroom with bath and walk in shower and Bluetooth mirror. The second floor could also be used as a large bedroom, however the current owners use it as a large wardrobe area, with distant sea views.

Externally to the front of the house there is a water feature and lawned area plus off Street parking on either side of the property. The side access of the house leads to a good sized detached garage and the large rear garden is complete with another water feature, summer house and patio seating area. The garden itself is a true burst of colours with a variety of different flowers and flower beds.

This property is close to the seafront with walks towards Reculver and the popular 'Minnis Bay Bar & Brasserie' restaurant. Birchington village centre is within easy reach where you will find a good variety of shops, bars and restaurants, as well as a mainline railway station providing regular services to London. The Cathedral City of Canterbury is approximately 15 miles away and there are good road links to London via the A299 Thanet Way and motorway network via the M2.

Our Time Here

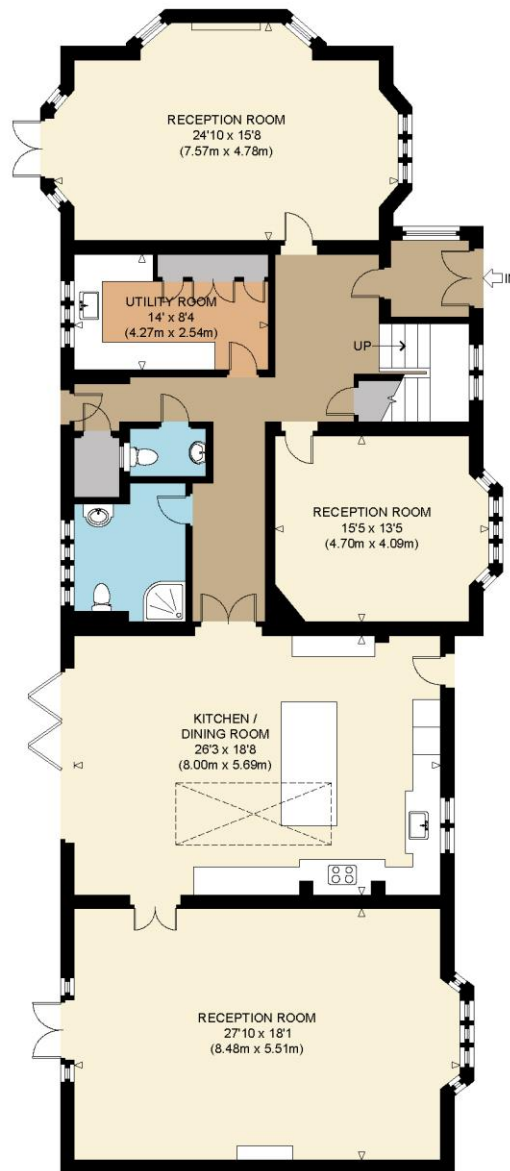
When we decided to view the North East section of Kent. Birchington was a highly recommended region, we then discovered Minnis Bay and decided to look for a property in this area. We very much fell in love with this property for its size and its wonderful location offering a quiet area with the convenience of the nearby local shops plus just a few minutes stroll to the seafront and the lovely long sandy beach.

Our favourite room in this house would be the kitchen. Every gathering here people always congregate in the kitchen diner. It is a great all round room with a lovely view over the garden it now features long bi-fold doors which really come into their own when folded all the way back extending the kitchen into the garden in the heat of the summer. This makes it ideal for a gathering with family and friends. Plus late evenings for the BBQ and al fresco dining.

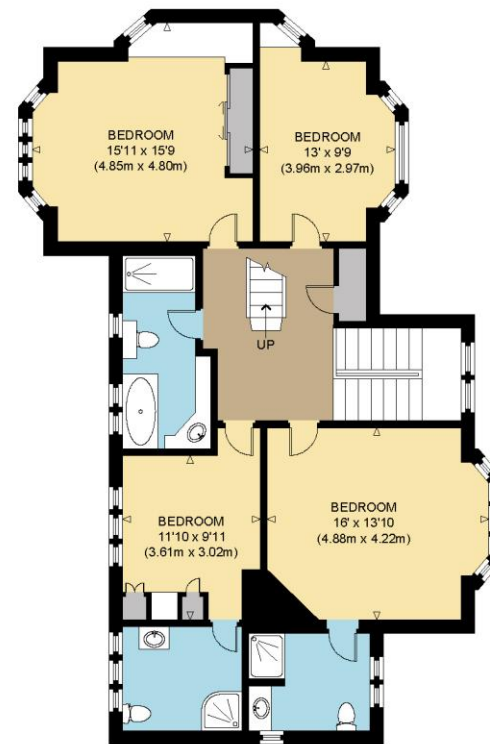
We also have Birchington village which in itself is a lovely walk. Offering a good range of different shops and supermarkets and a well-supported village. There is also Birchington train station and with today's High Speed trains will have you in London within the hour. The house itself is within a 5 minute walk to the Waves or The Minnis restaurant and of course the seafront. It is quiet and peaceful here and we love being close to the sea plus walking our dogs along here of an evening.

We will miss the coast line and all that living in Minnis Bay has to offer. But we will be back to visit friends and will of course make use of walking along this wonderful seafront.

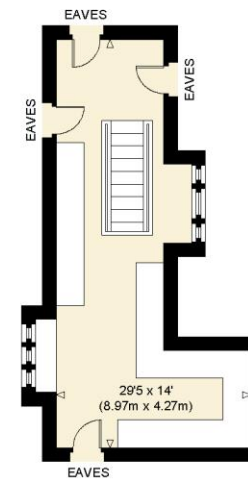




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2161 SQ FT / 200.8 SQ M

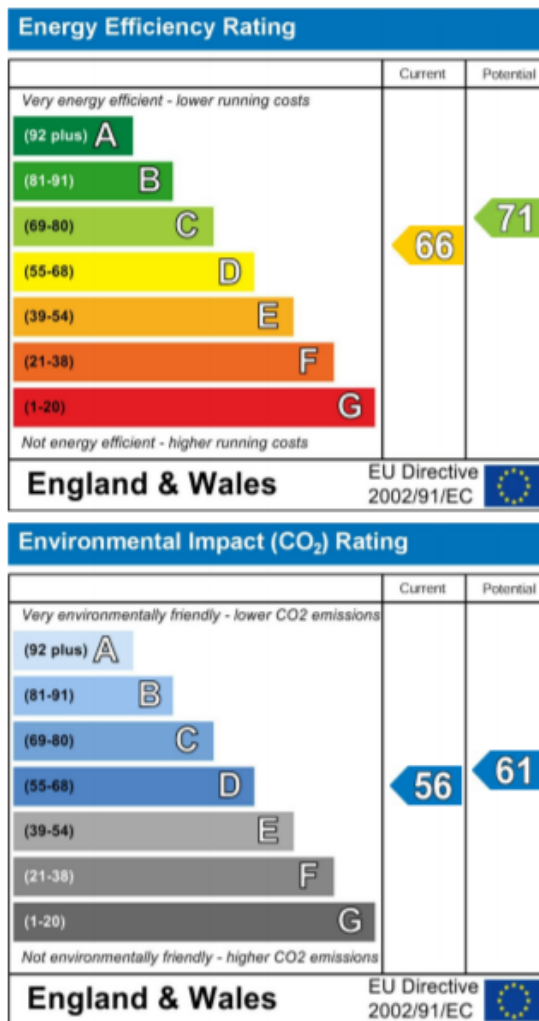


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1128 SQ FT / 104.8 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 291 SQ FT / 27.0 SQ M

QUEENS AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3580 SQ FT / 332.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Important Notice:
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing

Strictly by appointment with Miles and Barr
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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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