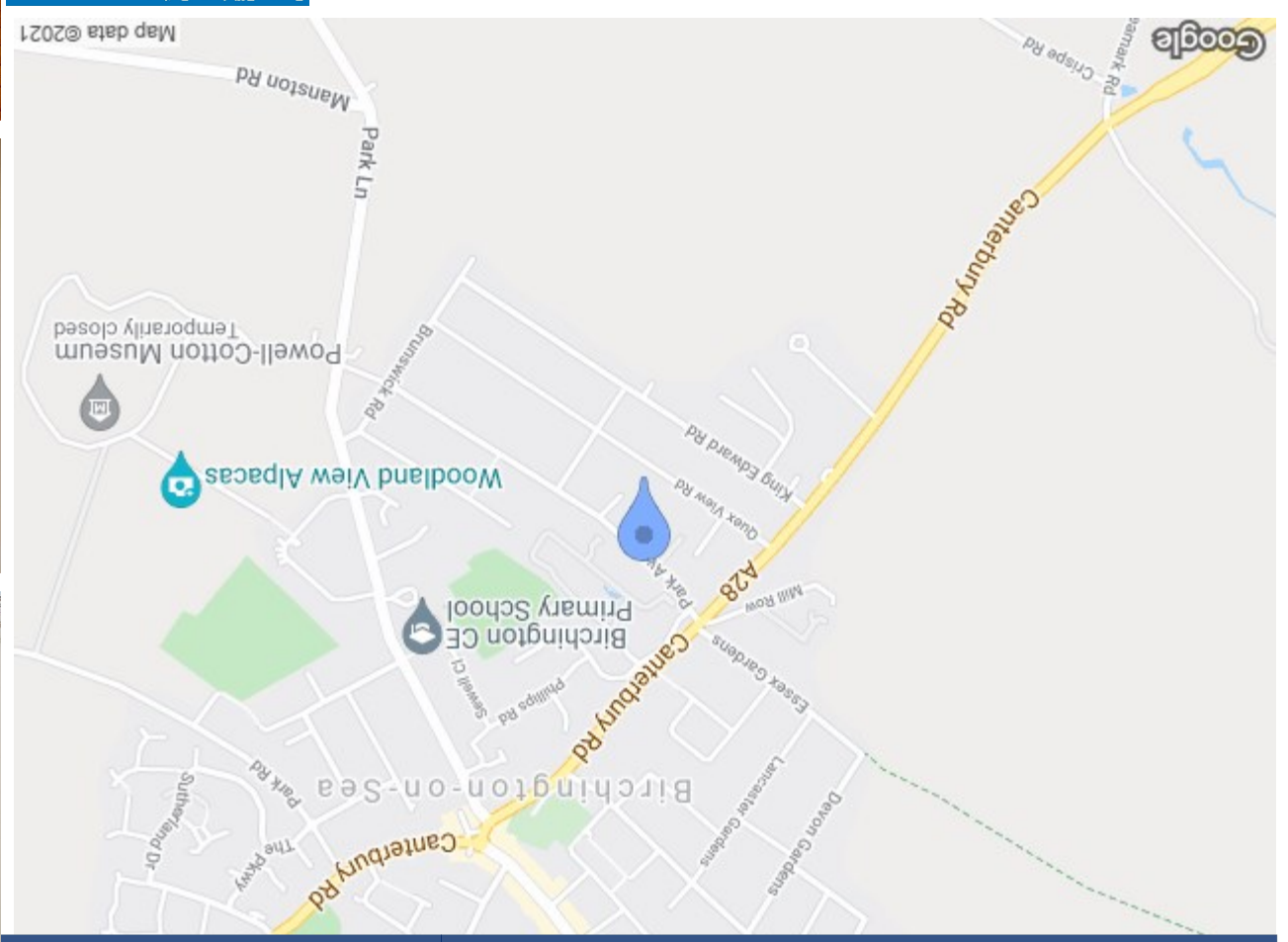


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-65)
Very energy inefficient - higher running costs	E (45-55)
Very very energy inefficient - higher running costs	F (35-45)
Very very very energy inefficient - higher running costs	G (21-35)
Very very very very energy inefficient - higher running costs	H (1-21)



33 QUEX VIEW ROAD
BIRCHINGTON

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 33 Station Road, Birchington, Kent, CT7 9DJ

miles & barr
...valuing people, not just property



33 QUEX VIEW ROAD
BIRCHINGTON **£460,000**

- Four Double Bedrooms
- En-Suite Shower Room To The Master Bedroom
- 22ft Lounge
- Fitted Kitchen Diner
- Conservatory
- 43ft Combined Garage & Workshop
- Further OSP For Numerous Cars
- Useful Loft Space With Potential
- Popular Birchington Location
- Generous Rear Garden

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.

ABOUT

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN POPULAR BIRCHINGTON LOCATION! Miles & Barr are extremely pleased to be offering this unique and extremely versatile detached family home located in the ever-popular Quex View Road, Birchington. The property itself boasts four double bedrooms with an en-suite shower room to the master, a fitted kitchen diner, a 22ft lounge, a conservatory and a further bathroom with separate WC all found on the ground floor. Upstairs there is a useful loft space split into two with ample head height and numerous skylight style windows. There is huge potential for this to be further developed into its own self-contained area or further bedroom space subject to relevant planning permissions and building regs. Externally there is a generous sized rear garden with access into an "L" shaped combined garage & workshop totaling 43ft in length x 19ft at its widest point. There is also ample off-street parking with a covered car port in front of the garage and further hardstanding to the front. In our opinion this property could suit a variety of different buyers. From those looking for something with space in mind, to any growing family needing extra bedrooms. An internal viewing really is essential to fully appreciate the space on offer!

DESCRIPTION

GROUND FLOOR

Entrance

Entrance Hall

Lounge 22'9 x 12'11 (6.93m x 3.94m)

Kitchen Diner 18'0 x 8'2 (5.49m x 2.49m)

Conservatory 11'5 x 9'7 (3.48m x 2.92m)

Bedroom One 13'10 x 9'10 (4.22m x 3.00m)

En-Suite Shower Room 5'6 x 4'7 (1.68m x 1.40m)

Bedroom Two 13'11 x 11'10 (4.24m x 3.61m)

Bedroom Three 11'11 x 7'0 plus 3'1 into recess (3.63m x 2.13m plus 0.94m into recess)

Bedroom Four 9'2 x 8'3 (2.79m x 2.51m)

Bathroom 8'7 x 8'5 (2.62m x 2.57m)

Separate WC

FIRST FLOOR

Useful Loft Space One 27'3 x 11'11 (8.31m x 3.63m)

Useful Loft Space Two 13'0 x 11'11 (3.96m x 3.63m)

EXTERIOR

Rear Garden

Garage And Workshop 43'5 x 9'8 widening to 19'0 (13.23m x 2.95m widening to 5.79m)

