



57 Kent Gardens, Birchington
£385,000



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THREE BEDROOM SEMI-DEATCHED HOUSE IN CENTRAL BIRCHINGTON WITH OFF STREET PARKING!

Miles & Barr are delighted to bring to the market this well presented three bedroom semi-detached house. As you enter the property you are greeted with a hallway allowing access to the large through lounge / dinning area with doors leading out to the garden. You will also find a good size modern fitted kitchen. On the first floor the property boast two double bedrooms, a single bedroom and a modern fitted shower room. Externally to the rear the property has a decked area and a veranda. To the front you will find off street parking for multiple cars. The property is located only a short walk from Birchington town which has a number of amenities including shops, restaurants, pubs and Birchington train station with direct links to London. Viewing is highly advised of this house! Call Miles & Barr today to arrange your accompanied viewing.

- Modern Fitted Shower Room
- Semi-Detached
- Three Bedrooms
- Driveway
- Rear Garden
- Well Presented Throughout
- Close To Town





Lounge

9' 6" x 13' 0" (2.90m x 3.96m)

Dining Room

10' 3" x 10' 7" (3.12m x 3.23m)

Kitchen

16' 1" x 7' 10" (4.90m x 2.39m)

First Floor

Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m)

Bedroom Two

10' 1" x 10' 2" (3.07m x 3.10m)

Shower Room

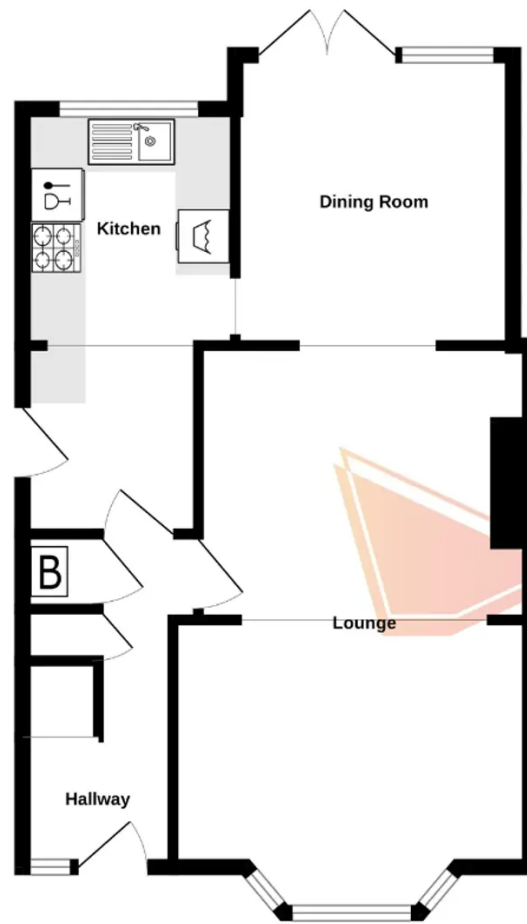
6' 4" x 5' 7" (1.93m x 1.70m)

Bedroom Three

Identification checks

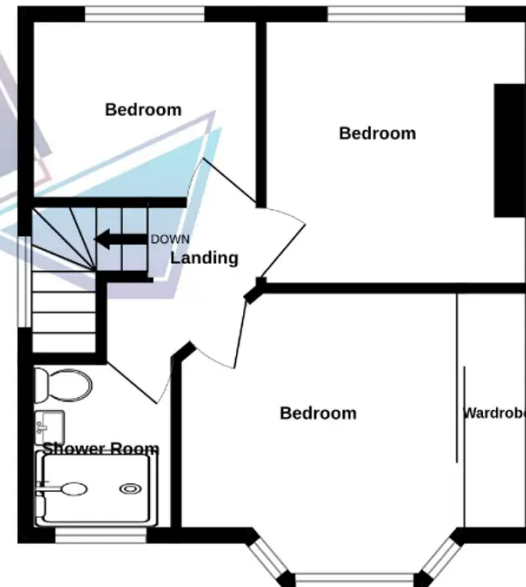
Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.

TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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1ST FLOOR
32.5 sq.m. (350 sq.ft.) approx.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure