



Oakwood homes[®]
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Property brochure



ALFRED ROAD
BIRCHINGTON
KENT
CT7 9NJ

Price: £475,000

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax D



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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

Chain Free ! An eye catching 4 bedroom, semi-detached house in the popular area of Minnis Bay Birchington, just a short stroll to the sea. Oakwood homes are delighted to offer this property to the market, comprising over 1,800 square feet including a lounge, study area, garden room, modern kitchen/diner over 23' (7.01m), and utility space with W.C to the ground floor. Upstairs, there are 4 bedrooms and family bathroom. Outside, there is a detached garage and driveway with a moderately sized garden. This home offers the perfect blend of character and design for modern family living, lovely beach cafes restaurants and bars, and the opportunity to enjoy a life beside the seaside. What are you waiting for?! Call Oakwood homes to book your viewing today!

Location

The village of Birchington is located on the North Kent coast and comprises of 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

Reception Area/Study 10'3" (3.12m) x 10' (3.05m) leading to;

Small hallway

Kitchen/Diner 23'6" (7.16m) x 10'9" (3.28m)

Utility space 7'7" (2.31m) x 3'7" (1.09m)

W.C

Lounge 12'9" (3.89m) x 16' (4.88m)

Garden Room 10'4" (3.15m) x 12'5" (3.78m)

FIRST FLOOR

Bedroom 1 13'5" (4.09m) at widest point x 11'4" (3.45m)

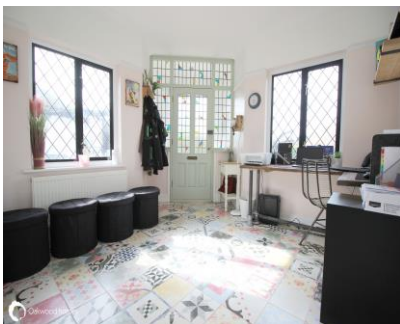
Bedroom 2 13'4" (4.06m) x 11'5" (3.48m)

Bedroom 3 11'8" (3.56m) x 10' (3.05m)

Bedroom 4 7'2" (2.18m) x 7'7" (2.31m)

OUTSIDE

Detached garage with driveway. Garden laid to lawn



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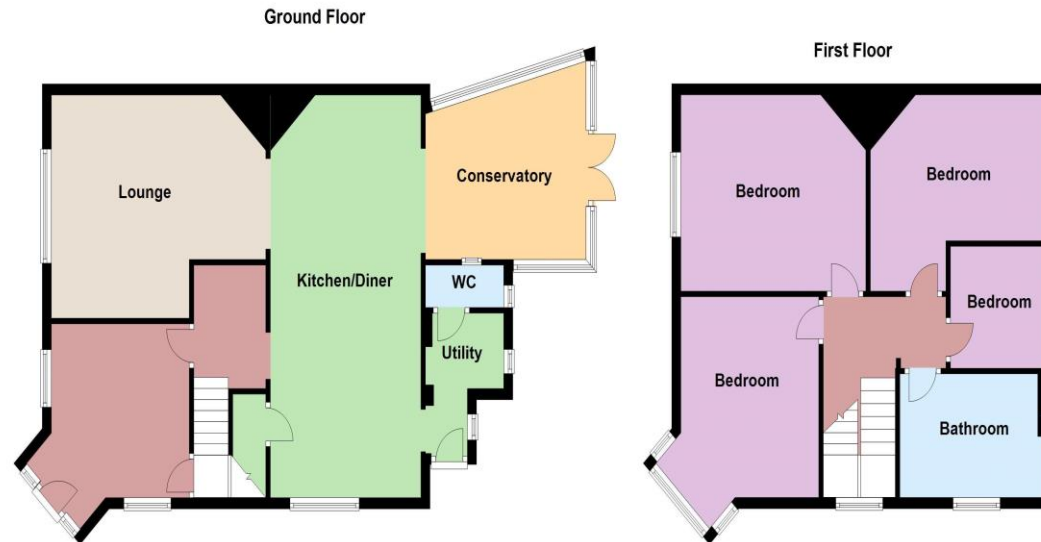


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Key Features

- Character property by the sea!
- 4 bedroom semi-detached house
- Garage & parking
- Kitchen/Diner in excess of 23' (7.01m)
- Utility area with W.C
- A short walk from the beach
- Bars, local shops, and restaurants nearby
- Kite surfing and local water sports clubs in the area



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0021509/20240316/AWDP



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