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Property brochure



ASH TREE CLOSE
BIRCHINGTON
KENT
CT7 9DW

Guide Price £425,000

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax E



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The Property

A detached four/five bedroom house with garage and driveway in a popular location awaits for a growing family! Situated less than a ten minute walk away from the village and on a bus route, the property comprises a kitchen/breakfast room, W.C, lounge and dining room or fifth bedroom to the ground floor. Upstairs, is a family bathroom and four good sized bedrooms, one of which is over 22' (6.71m) long, and the main room comes with an en-suite. The rear garden is a manageable size, with timber shed and pedestrian access to the front offering a driveway for parking which leads to the integral garage. The area offers a selection of primary and secondary schools, and is conveniently placed to amenities and the beach. This home has been lovingly cared for by the current owners, ready to move into and in our opinion, not to be missed. Call Oakwood homes today and book your viewing.

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Location

The village of Birchington is located on the North Kent coast and comprises 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. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

Accommodation

GROUND FLOOR

W.C

Kitchen/breakfast room 14'8" (4.47m) x 8'8" (2.64m)

Lounge 13'6" (4.11m) x 15' (4.57m)

Dining room/bedroom 11'7" (3.53m) x 8' (2.44m)

FIRST FLOOR

Bedroom 1 14' (4.27m) x 9' (2.74m) x with en-suite shower room and built in wardrobes

Bedroom 2 22'8" (6.91m) x 8' (2.44m)

Bedroom 3 14' (4.27m) x 9' (2.74m)

Bedroom 4 8' (2.44m) x 7' (2.13m)

Bathroom 6'8" (2.03m) x 5'5" (1.65m)

OUTSIDE

Driveway to front. Garage 18'4" (5.59m) x 8' (2.44m). Private low maintenance rear garden, with timber shed.



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Key Features

- Guide price £425,000 - £440,000
- Four bedroom detached house
- Dining room or fifth bedroom
- Fabulous location close to the village and amenities
- En-suite off master bedroom
- Integral garage and off street parking
- Second bedroom in excess of 22' (6.71m)

Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023052/202470205/AWDP



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