



Oakwood homes[®]
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Property brochure



SMUGGLERS WAY
BIRCHINGTON
KENT
CT7 9HP

Price: £670,000

2 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax D



birchington@oakwoodhomes.biz



01843 842233



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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



The Property

An exceptional property in the prime location of Epple Bay! We are delighted to offer to the market this absolutely immaculate, beautifully presented, two bedroom detached extended bungalow with driveway and sunny west facing garden. The property comprises two double bedrooms, one in excess of 20' (6.10m), modern shower room, a lounge in excess of 27' (8.23m) and modern kitchen/breakfast/diner in excess of 21' (6.40m) with separate utility and W.C. If you like a home that is bright and airy you will love the bi-fold doors and sky lights in the lounge and kitchen/diner. The sunny rear garden is laid to patio and lawn, with a seating social area, ideal for entertaining and relaxing with a glass of wine through to the sunset and beyond. The attention to detail dedicated to this home cannot be ignored, all you need to do is move in and put your feet up. This has to be on your viewing list, so call Oakwood homes today to book!

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.

Accommodation

Porch

Entrance

Lounge 27'10" (8.48m) x 16' (4.88m)

Kitchen/diner 21' (6.40m) x 19' (5.79m) with large island and extensive storage.

Utility 6'3" (1.91m) x 5' (1.52m) plus W.C

Bedroom 1 20' (6.10m) x 11'4" (3.45m)

Bedroom 2 12'7" (3.84m) x 11'5" (3.48m)

Shower Room 8' (2.44m) x 9' (2.74m)

OUTSIDE

Front - drive way lawned garden

Rear - Westerly, laid to lawn and patio with a large timber shed.

The property has ADSL Broadband



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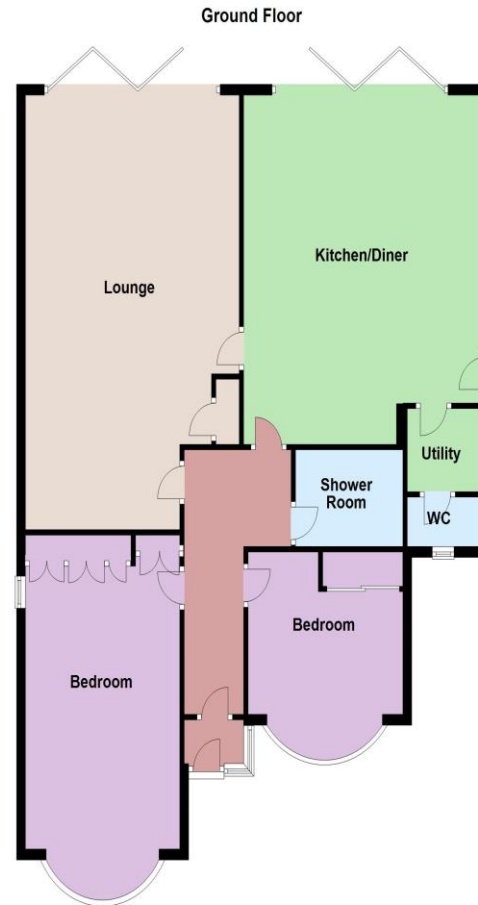
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Key Features

- Chain free!
- 2 double bedroom detached bungalow
- Spacious and beautifully presented
- West facing rear garden
- Kitchen/diner in excess of 21' (6.40m)
- Lounge in excess of 27' (8.23m)
- Bi-fold doors off lounge and kitchen/diner
- Driveway

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0023233/20240311/AWDP



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