



Oakwood homes[®]
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Property brochure



HUNTING GATE
BIRCHINGTON
KENT
CT7 9JA

Price: £525,000

4 Bedrooms

1 Reception

2 Bathrooms

Double Garage

EPC D

Tenure FREEHOLD
Council Tax E



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



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The Property

Oakwood homes is pleased to present to the market a stunning four bedroom detached house being sold with no onward chain. On the ground floor there is a good sized kitchen, dining room, spacious lounge in excess of 19' (5.79m), study and W.C. On the first floor you have the four bedrooms including the master with an en-suite, and family bathroom. The large rear garden is ideal for keen gardeners, and the perfect play area for children. The front offers a double garage and driveway for two vehicles. Located a short stroll to the sea, local amenities bus routes, train station, local shops and a short distance from well regarded local school, this property will make the perfect family home. To book in your viewing contact Oakwood homes.

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

Entrance to hallway	
Lounge	19'8" (5.99m) x 13'8" (4.17m)
Dining Room	14'7" (4.45m) x 9'3" (2.82m)
Study/5th Bedroom	10' (3.05m) x 8'4" (2.54m)
Kitchen	19' (5.79m) x 8'5" (2.57m)
FIRST FLOOR	
Bedroom 1	14' (4.27m) x 9'3" (2.82m) not in to wardrobe
En-suite	5' (1.52m) x 4'6" (1.37m)
Bedroom	2 11' (3.35m) x 8' (2.44m)
Bedroom 3	10'5" (3.17m) x 7'5" (2.26m)
Bedroom	4 7'6" (2.29m) x 6'7" (2.01m)
OUTSIDE	

Driveway for two vehicles to front. Large garden laid to lawn with secure pedestrian access via a side gate.

Double garage

It is not believed that there is currently any Broadband facility at the property



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Key Features

- Off Street Parking
- Double Garage
- Four bedroom
- Detached
- Family Home
- Good Size Rear Garden

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. BIR0023215/20240805/ATSDP



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