

Property brochure



HAROLD ROAD
BIRCHINGTON
KENT
CT7 9NA

Price: £640,000

4 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC

Tenure FREEHOLD
Council Tax E



birchington@oakwoodhomes.biz



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The Property

Spacious 4 bedroom detached home on a generous corner plot in Minnis Bay! Nestled in the sought after Minnis Bay area of Kent, this charming detached home presents a rare opportunity to create a dream family residence. Built in 1976 and lovingly owned by the same family since. The ground floor is a traditional and well balanced layout. A large and inviting living room provides plenty of space for relaxation or entertaining. Adjacent to this is a separate dining room. The kitchen, while ready for modernisation, provides generous workspace and storage, with the exciting potential to re-imagine it as an open-plan kitchen/diner. A hallway and practical storage solutions further enhance the home's practicality, while large windows throughout fill the interiors with natural light. Upstairs, you'll find four spacious bedrooms, the master is a highlight, featuring ample space and potential to add en-suite facilities. A family bathroom completes the upstairs. The property is set on a large corner plot, with a generous garden that wraps around the home, and provides endless possibilities—whether you want to create a beautifully landscaped garden or would like to explore the options for extending the home (subject to planning permission). The property also includes a driveway with ample off-road parking. Located in the picturesque coastal area of Minnis Bay, this home is ideally positioned close to local shops, amenities, excellent schools, and the stunning beach. This property is the perfect canvas for those seeking to make their mark on a forever family home. Contact us today to arrange your viewing and see the potential this home has to offer.

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

GROUND FLOOR

Kitchen: 13'4" (4.06m) x 10'4" (3.15m)
Dining: Space: 11' (3.35m) x 9'1" (2.77m)
Lounge: 19'2" (5.84m) x 13' (3.96m)

Shower Room

FIRST FLOOR

Bedroom: 14'4" (4.37m) x 11' (3.35m)
Bedroom: 14'4" (4.37m) x 8' (2.44m)
Bedroom: 11' (3.35m) x 10'5" (3.17m)
Bedroom: 10'5" (3.17m) x 8' (2.44m)
Bathroom: 7'2" (2.18m) x 6'4" (1.93m)

Externally

Large wrap around corner plot garden that is well landscaped

Drive for multiple cars

Garage

Internet is provided via fibre to the house.



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Plan produced using PlanUp.

Property brochure

Key Features

- Garage
- Off street parking
- Desired location
- Large corner plot
- Minutes from Minnis Bay
- Potential to reconfigure
- Options to extend (subject to planning permissions)
- Four well sized bedrooms

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. BIR0023602/20250127JLDP



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