



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Grenham Road,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards





## Main features

- Beautiful sunny rear garden
- Light and airy throughout
- Off road parking and garage
- Has been decorated and presented to a stunning standard, ready to move straight in
- Very popular road which is walking distance to the sea, train station and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 21'7 x 11'9 (6.58m x 3.58m)

Kitchen : 10'2 x 9'11 (3.10m x 3.02m)

Conservatory : 11'9 x 9'10 (3.58m x 3.00m)

### FIRST FLOOR

Landing

Bedroom 1 : 14'3 x 12'2 (4.35m x 3.71m)

Bedroom 2 : 11'11 x 9'4 (3.63m x 2.85m)

Bedroom 3 : 11'1 x 9'1 (3.38m x 2.77m)

Shower Room

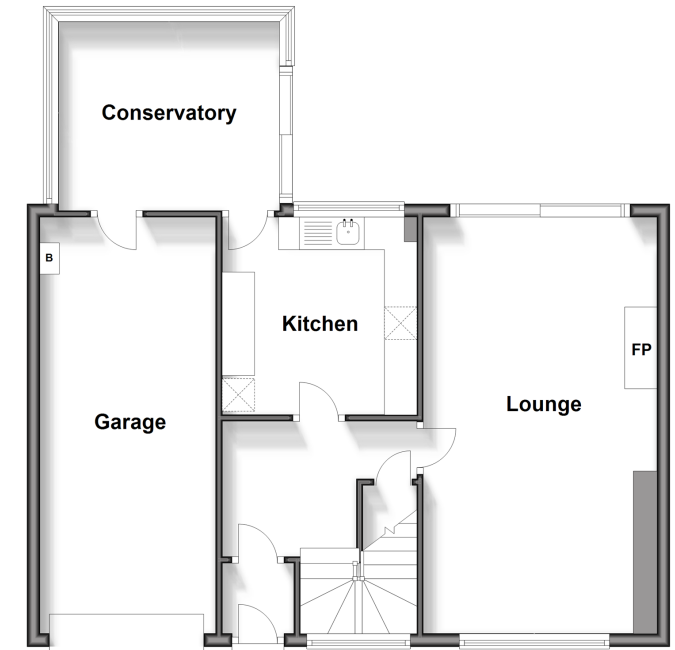
### OUTSIDE

Garden to Front and Rear

Garage and Off Road Parking

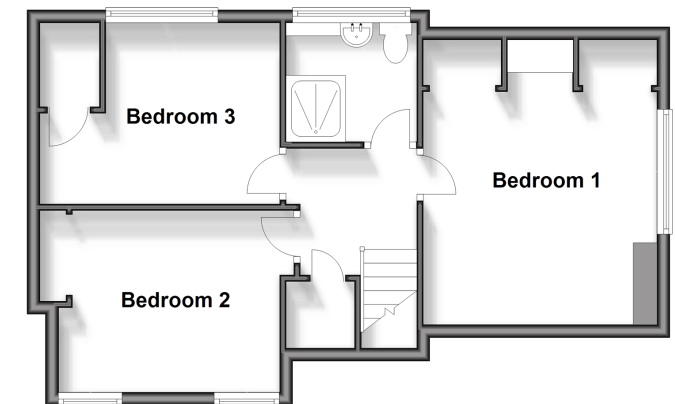
### Ground Floor

Approx. 70.8 sq. metres (762.6 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10129690/20240629/DL/DS