



**Guide Price**

**£450,000**

**Freehold**

4x  2x  2x 

**Hunting Gate,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- A beautiful well presented family home with no onward chain
- Generous sized kitchen which overlooks the stunning sunny garden
- Downstairs cloakroom, a large family bathroom and en-suite
- Off road parking and a garage
- Just a short stroll to amenities, bus routes and Birchington train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room : 9'11 x 8'11 (3.02m x 2.72m)

Cloakroom

Kitchen : 11'5 x 8'6 (3.48m x 2.59m)

Lounge : 13'10 x 11'5 (4.22m x 3.48m)

Conservatory : 9'7 x 9'4 (2.92m x 2.85m)

### FIRST FLOOR

Landing

Bedroom 1 : 13'10 x 11'2 (4.22m x 3.41m)

En-Suite Shower Room

Bedroom 4 : 8'2 x 6'7 (2.49m x 2.01m)

Bedroom 2 : 11'9 x 8'1 (3.58m x 2.47m)

Bedroom 3 : 10'8 x 7'8 (3.25m x 2.34m)

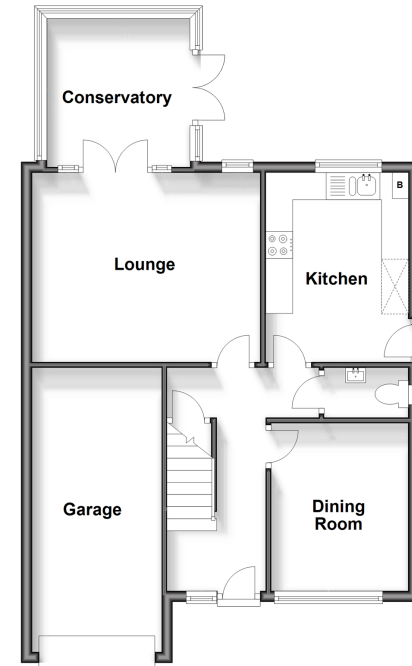
Bathroom

### OUTSIDE

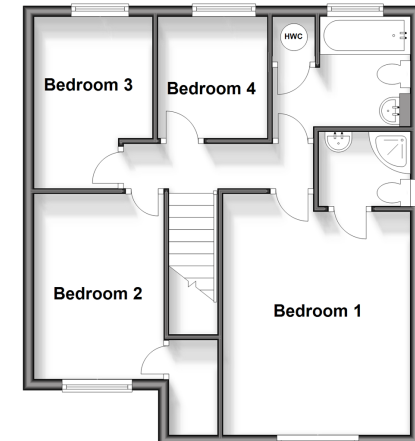
Garage and Off Road Parking

Garden to Front and Rear

**Ground Floor**  
Approx. 64.3 sq. metres (692.2 sq. feet)



**First Floor**  
Approx. 51.5 sq. metres (554.0 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



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