



24 Cross Road, Birchington, CT7 9HN

£462,500

- Delightful Detached Family Home
- Three Double Bedrooms, The Master Being EnSuite
- Open Plan Reception Room And Dining Room
- Outstanding Kitchen Diner
- Large garage

We are delighted to offer for sale this beautifully presented detached family home in the well regarded town of Birchington. The property boasts contemporary, bright and airy decoration throughout and comprises entrance hallway, the open plan reception room opens into the split-level dining room which in turn gives access to the garden via French doors. The outstanding kitchen diner is recently fitted and features high gloss units, quartz work surfaces and every conceivable integrated appliance. On the first floor an open aspect landing with a window offering sea views and access to the three double bedrooms, the master being ensuite plus the family bathroom. To the rear a large lawned garden with a paved patio and planted borders. The property boasts gas central heating, double glazing, large garage and parking for several cars. In our opinion we are not expecting this property to remain available for long.



Property Description

THE PROPERTY

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LOCATION

Cross Road is a short distance from the sea at Epple bay. Closest access to the beach is via Coleman stairs, you can be on the dog friendly beach in just a few minutes. Shopping is excellent in station Road with Sainsburys and Co-Op to name just a few, there are also excellent restaurants and café bars plus easily accessible transport links.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed panel to the side, stairs to first floor, radiator, double doors to under stairs storage, dado rail, Kamdean flooring, doors to:-

OPEN PLAN RECEPTION ROOM

15' 09" x 13' 0" (4.8m x 3.96m) Coved ceiling. two double glazed windows to the side, two radiators, TV point, Karndean flooring, French doors with glazed side panels to:-

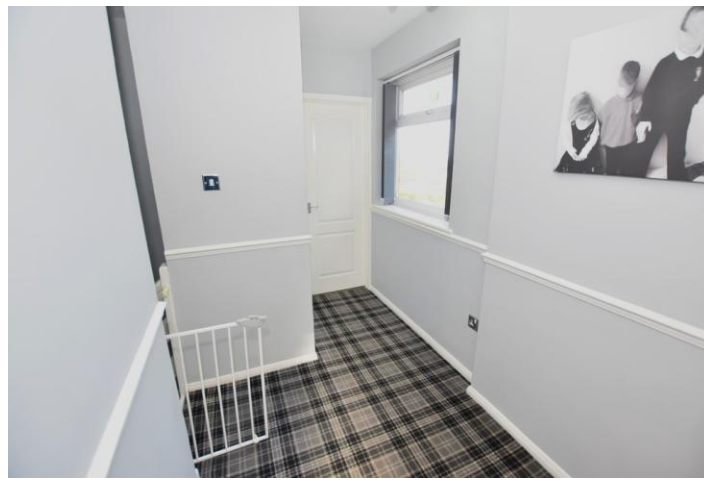
SPLIT LEVEL DINING ROOM

21' 6" x 10' 0" (6.55m x 3.05m) Maximum measurements, split level, access to loft area, two radiators, part conservatory allowing light to flood in, Kamdean flooring, double glazed window to the side, double glazed panels and polycarbonate roof to conservatory area, double glazed French doors to the garden.

KITCHEN DINER

12' 05" x 9' 06" (3.78m x 2.9m) Measurements include an outstanding range of high gloss units with integrated dishwasher, fridge freezer and washing machine. High level units fitted with a double electric oven with a warming/proving draw plus microwave oven. The quartz work surface and upstands have an inset deep sink with a multi-functional mixer tap featuring both filtered and boiling water. There is also a five-burner gas hob with a contemporary filter hood over. A breakfast bar provides a





recess for kitchen stools and an eating area, double glazed window to the front, double glazed door to the side, attractive floor tiling, peninsular and inset ceiling lighting.

STAIRS TO

LANDING

Door to cupboard housing the gas boiler, dado rail, double glazed window with sea and rooftop views, access to loft, doors to:-

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m) Double glazed window, radiator, fitted wardrobes chest of drawers and dressing table, door to:-

EN SUITE SHOWER ROOM

Suite comprising of a tile and glazed shower screen with a thermostatic shower fitment with both rainfall and hand held shower head, vanity wash basin with mixer tap and storage under, low level WC, tiled walls and flooring, double glazed window, heated towel rail.

BEDROOM TWO

12' 04" x 9' 09" (3.76m x 2.97m) Double glazed window with rooftop and sea views, radiator.

BEDROOM THREE

9' 11" x 9' 3" (3.02m x 2.82m) Double glazed window, radiator, built in wardrobe and chest of drawers.

FAMILY BATHROOM

Suite comprising of shower bath with a thermostatic shower fitment over and glass screen, low level WC and wash hand basin built into attractive high gloss cabinets, tiled walls and floor, double glazed window, heated towel rail.

REAR GARDEN

A private garden set within fenced perimeters, in the main laid to a large lawn with planted borders, paved patio, outside lighting and power, access to the side with a gate for rear pedestrian access.

GARAGE

15' 07" x 8' 0" (4.75m x 2.44m) Maximum internal measurements, up and over door, power and lighting

OFF ROAD PARKING

Parking for several vehicles.

FRONT GARDEN

Attractively planted with mature Cordyline palms, planted borders, gravel area.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Council Tax Band D

Council Tax Cost (PA) £2,261.28



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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The Property
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

