



Edward Drive, Birchington, CT7 9BY

Guide Price £375,000

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An exciting opportunity to acquire a detached home on a generous plot in a peaceful Birchington cul-de-sac. Originally a bungalow, the property has been extended with a loft conversion creating two additional bedrooms, one with a balcony and en-suite. While the works remain unfinished, the structural elements and major installations are complete, with all materials and sanitaryware included on site to finish the project.

The ground floor provides a versatile layout with multiple reception rooms, a kitchen with utility, a conservatory, and a bedroom with bathroom, while the rear garden is a true highlight, extending considerably in depth and offering superb outdoor space. With excellent schools nearby, Blue Flag beaches within walking distance, and strong transport links, Edward Drive represents a rare chance to complete and personalise a home in one of Birchington's most desirable locations.

- Detached home on a generous plot in a peaceful cul-de-sac
- Guide price £375,000-£425,000
- Loft conversion with two new bedrooms upstairs.
- Master Bedroom with Juliet Balcony and En-Suite
- Part-finished project structural works completed.
- All materials and sanitaryware to complete are included on site



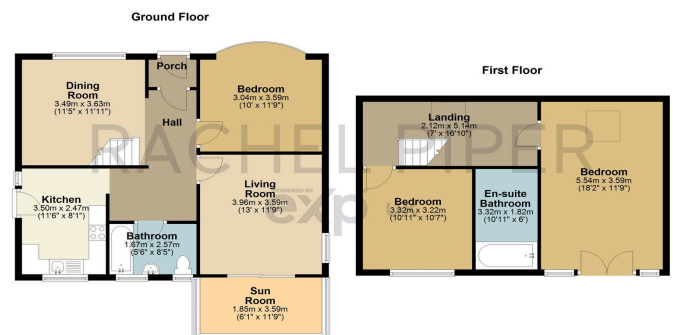
Floor Area: 1279 sq. ft.

Tenure: Not given

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)