



JOE JEZZARD

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# Norrie Road, Birchington

£375,000

3 1 2



**Please Quote Ref: JJ1194**

Joe Jezzard is delighted to present to the market this three bedroom detached family home, ideally located on the sought after Norrie Road in Birchington. The property is perfectly positioned within easy reach of local schools including Birchington Primary School, the high street, sandy beaches and a range of local amenities. Birchington Train Station is less than 1 mile away.

The ground floor accommodation comprises an entrance porch, a spacious living room, a bright conservatory, a well-appointed kitchen/breakfast room, and a convenient cloakroom. On the first floor, there are three well proportioned bedrooms and a generous wet room, with the main bedroom benefiting from fitted wardrobes.

Externally, the property enjoys a well maintained rear garden featuring a lawn, paved terrace with covered area, greenhouse, garden shed, and gated side access. To the front, a driveway and garage provide ample off street parking for several vehicles. A communal green situated nearby further enhances its appeal, making this an ideal choice for a growing family.

Please note that the property is being offered with no onward chain.

**Identification Checks**

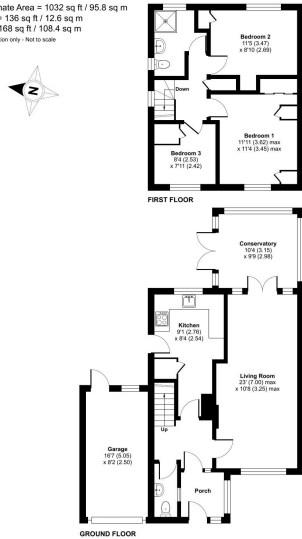
If your offer on a property marketed by Joe Jezzard eXp is accepted, we'll need to carry out an identification check for all buyers. This is a legal requirement under Anti-Money Laundering (AML) regulations.

To make this process quick and secure, we use a trusted third-party specialist to verify your identity. The cost is £30 including VAT per buyer, which is payable once your offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.



**Norrie Road, Birchington, CT7**

Approximate Area = 1032 sq ft / 95.8 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1168 sq ft / 108.4 sq m  
 For identification only - Not to scale



Please refer to the full floor plan for details. This plan is produced in accordance with BS5500 Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. © 2018/2019. Produced by Joe Hazzard (EIP) 10/19/19

- Please Quote Ref: JJ1194
- Detached Family Home
- Perfectly Located for Schools & All Local Amenities
- Beaches & Train Station Within Easy Reach
- Living Room & Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms & Wet Room
- Well Maintained Garden
- Driveway & Garage
- No Onward Chain

