



**Price**

**£350,000**

**Freehold**

3x 1x 2x

**Alpha Road,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- Popular Birchington location
- Large front driveway
- No chain
- Close to local amenities and village
- Large rear garden - the property's main selling feature

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge : 14'1 x 13'2 (4.30m x 4.02m)
- Dining Room : 12'6 x 11'1 (3.81m x 3.38m)
- Kitchen : 13'5 x 8'6 (4.09m x 2.59m)
- Conservatory : 11'6 x 8'1 (3.51m x 2.47m)

### FIRST FLOOR

- Landing
- Bedroom 1 : 14'1 x 11'6 (4.30m x 3.51m)
- Bedroom 2 : 12'7 x 11'3 (3.84m x 3.43m)
- Bedroom 3 : 9'4 x 8'7 (2.85m x 2.62m)
- Shower Room: 8'5 x 6'5 (2.57m x 1.96m)

### OUTSIDE

- Off Road Parking
- Garden to Rear

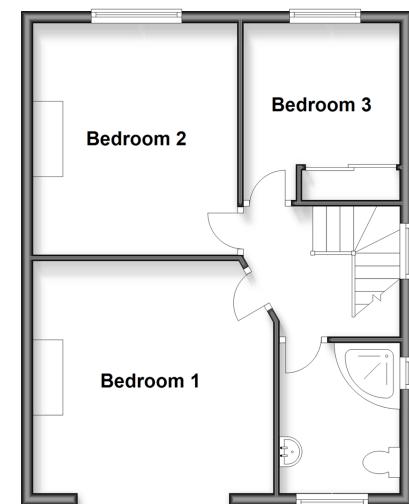
### Ground Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



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

■ 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