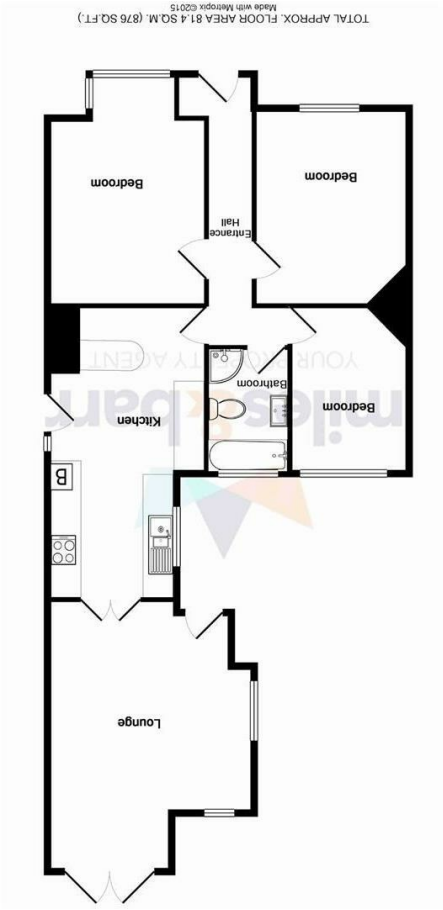
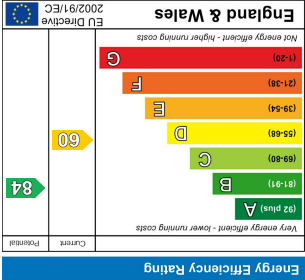


www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



PARK AVENUE BIRCHINGTON



PARK AVENUE  
BIRCHINGTON

OFFERS IN EXCESS OF £350,000



33 Station Road, Birchington, Kent, CT7 9DJ  
t 01843 844899 e. birchington@milesandbarr.co.uk





- Three Bedrooms
- Modern Fitted Kitchen & Bathroom
- 17ft Lounge Diner
- Off Street Parking
- Popular Birchington Location
- Enclosed Rear Garden
- No Onward Chain

### LOCATION

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence; a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

### ABOUT

MODERN THREE BEDROOM BUNGALOW IN POPULAR BIRCHINGTON LOCATION!  
Miles & Barr are extremely pleased to be offering this well presented three bedroom semi-detached bungalow located in the ever popular Park Avenue, Birchington. Ideally situated within easy reach of Birchington's main high street and Quex Park, all other major amenities are also close at hand. Internally the property boasts three bedrooms, a modern fitted kitchen and bathroom and a 17ft lounge to the rear of the bungalow. Externally there is a secure rear garden with side access and off street parking to the front for one vehicle. In our opinion this property has been lovingly maintained and would suit those looking for something without too much work to carry out. The property is being offered with NO ONWARD CHAIN and keys are available for immediate viewings.

### DESCRIPTION

- Entrance
- Entrance Hall
- Bedroom One 14'7 x 10'5 (4.45m x 3.18m)
- Bedroom Two 12'9 x 10'5 (3.89m x 3.18m)
- Bedroom Three 11'3 x 7'11 (3.43m x 2.41m)
- Bathroom 7'11 x 6'3 (2.41m x 1.91m)
- Kitchen 17'2 x 9'10 (5.23m x 3.00m)
- Lounge 17'10 x 13'7 (5.44m x 4.14m)
- EXTERIOR
- Rear Garden
- Front Garden

