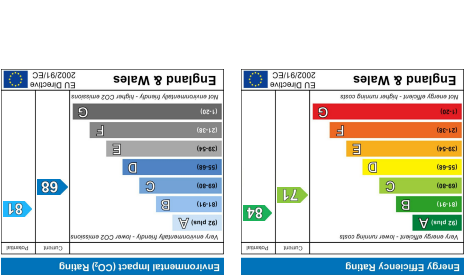
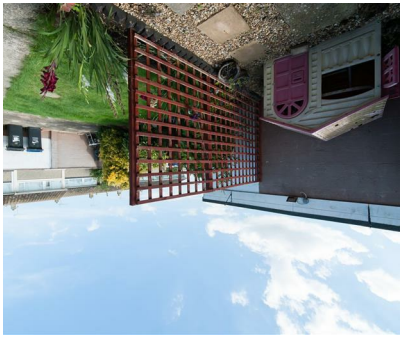
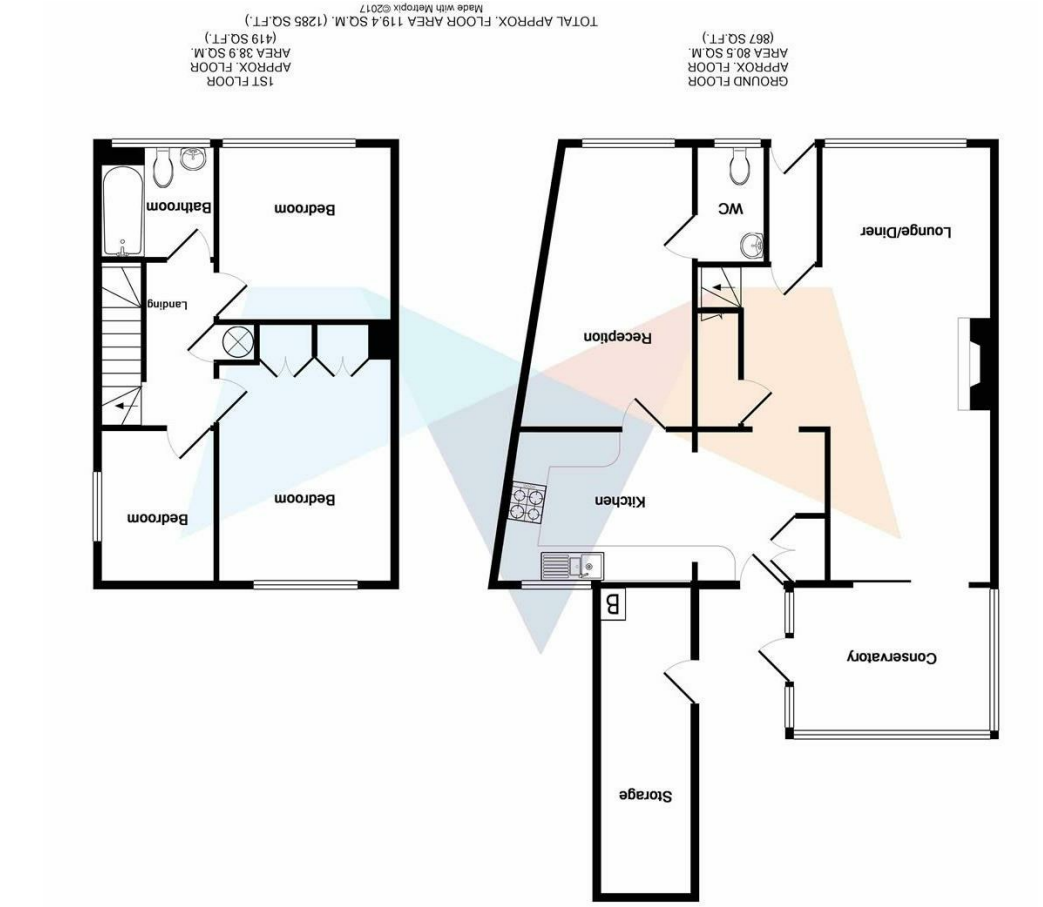


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



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YOUR PROPERTY AGENT  
**miles & barr**



29 YEW TREE GARDENS, BIRCHINGTON



29 YEW TREE GARDENS  
BIRCHINGTON

£240,000



- Family Home
- Popular Location
- Three Bedrooms
- Good Condition
- Extended
- Lounge Diner
- Parking space to the rear

### ABOUT

#### FAMILY HOME IN THE HEART OF BIRCHINGTON!

Miles & Barr are extremely pleased to be offering this three bedroom family home located only a short walk from Birchington's main high street, local schools and all major amenities. The property itself boasts three bedrooms and a bathroom on the first floor, with a spacious lounge diner, fitted kitchen and downstairs wc on the ground floor and conservatory, Externally there is a private rear garden with storage. Internally the property is in good order throughout having been well maintained by the current owners and an internal viewing shouldn't be missed to appreciate all that is on offer! In our experience three bedroom houses in this road do not stay on the market for very long so our best advise would be to add it to your viewing list ASAP!

### 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.

### DESCRIPTION

Entrance  
lounge/Diner 12'11 narrowing to 9'11 x 25'04 (3.94m narrowing to 3.02m x 7.72m )  
Kitchen 18'11 x 8'09 (5.77m x 2.67m)  
Reception Room 18'10 x 9'09 (5.74m x 2.97m)  
Downstairs WC  
Conservatory 11'07 x 8'07 (3.53m x 2.62m)  
First Floor  
Bedroom One 12'09 x 10'00 (3.89m x 3.05m)  
Bedroom Two 10'06 x 10'00 (3.20m x 3.05m)  
Bedroom Three 8'10 x 6'08 (2.69m x 2.03m )  
Bathroom 6'08 x 6'10 (2.03m x 2.08m )  
Garden

