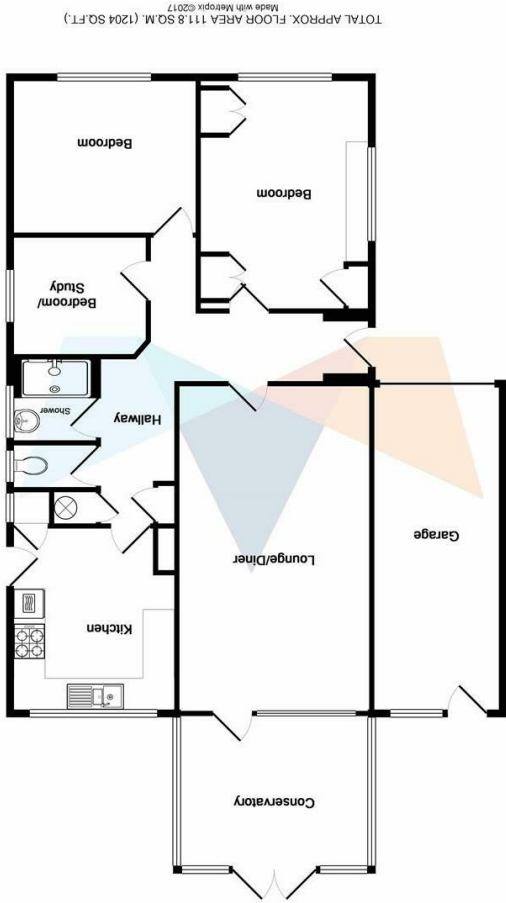


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	
A	(93 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-30)
G	(1-20)
Not energy efficient - higher running costs	
Current	Possible
68	84



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EPPL ROAD BIRCHINGTON



EPPL ROAD
BIRCHINGTON

£450,000

- Detached Bungalow
- Sunny Aspect Garden
- Three Bedrooms
- Garage & OSP
- No Forward Chain
- Conservatory
- Close To Main Bus Links
- Close To Beach
- Close To Local Amenities

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

SOUGHT AFTER BUNGALOW WITH NO FORWARD CHAIN!

Miles and Barr are delighted to be offering this well proportioned and beautifully cared for bungalow to the market with NO FORWARD CHAIN! Located within easy reach of the local shops, bus stops and the beach this property is a MUST SEE for any serious purchaser. Bright and Airey throughout, the accommodation is comprised of an entrance hall with access to a spacious lounge diner that leads onto a conservatory enjoying views of the garden, a spacious fitted kitchen, three well proportioned bedrooms, a shower room, separate WC and garage. Further benefits include off-street parking for a number of vehicles, sealed unit double glazing, gas fired central heating and a fully enclosed sunny rear garden.

DESCRIPTION

Entrance

Bedroom One 15'02 x 10'10 (4.62m x 3.30m)

Bedroom Two 11'10 x 9'10 (3.61m x 3.00m)

Bedroom Three 8'08 x 7'07 (2.64m x 2.31m)

Bathroom 5'03 x 5'06 (1.60m x 1.68m)

W/C 2'10 x 5'07 (0.86m x 1.70m)

Kitchen 11'10 x 10'06 (3.61m x 3.20m)

Lounge 12'03 x 20'10 (3.73m x 6.35m)

Conservatory 11'04 x 9'06 (3.45m x 2.90m)

Garage 8'02 x 20'10 (2.49m x 6.35m)

Garden

