



Queens Avenue, Birchington

  
MILES & BARR  
EXCLUSIVE





# 19 Queens Avenue

Birchington  
Kent  
CT7 9QN

## Description

### Ground Floor

- Porch
- Hallway
- Dining Room  
25'7 x 15'8  
(7.80m x 4.78m)
- Study  
15'9 x 13'4  
(4.80m x 4.06m)
- Utility Room  
13'11 x 8'2  
(4.24m x 2.49m)
- Shower Room
- Utility Room  
13'11 x 8'2  
(4.24m x 2.49m)
- Kitchen/  
Breakfast Room  
26'7 x 18'8  
(8.10m x 5.69m)
- Lounge  
28'3 x 18'0  
(8.61m x 5.49m)

- En-suite Shower Room
- Bedroom  
13'4 x 10'0  
(4.06m x 3.05m)
- En-suite Shower Room
- Bedroom  
15'7 x 15'1  
(4.75m x 4.60m)
- Bedroom  
15'1 x 9'3  
(4.60m x 2.82m)

- Bathroom

### Second Floor

- Dressing Room

### External

- Front Garden/Driveway
- Rear Garden

### First Floor

- Landing
- Bedroom  
15'9 x 13'5  
(4.80m x 4.09m)





## Property

A stunning, spacious, detached five bedroom property situated in the popular Queens Avenue in Minnis Bay. The current owners have designed and decorated the property to an extremely high standard, making it ideal for the buyer to be able to move straight in.

Approached via two sets of electric gates, the property is set back from the road where you are greeted by its large entrance porch. On the ground floor there are two separate reception rooms each with fireplaces offering maximum versatility. In addition is a fully fitted study (or downstairs bedroom), a large utility room and cloakroom/shower room. The fabulous Smallbone kitchen/breakfast room with underfloor heating, is no doubt the hub of the home and perfect for entertaining. It features extensive handcrafted units concealing integrated fridges and freezers. It offers three ovens, a multi-function fresh coffee maker and a Quooker boiler tap. Its five door bi-fold windows lead out to the well maintained garden. There is a large feature length window rising to the first floor maximising the natural light available.

On this floor is a beautifully finished master bedroom with full en-suite facilities, a further double bedroom also with en-suite plus another two double bedrooms. There is a large family bathroom with bath, walk-in shower and heated mirrors with integrated bluetooth speakers. The second floor, with its sea views and accessible eaves storage, is currently used as a walk through dressing room that could easily be utilised as a large bedroom.

Externally to the front of the house there is a landscaped garden. The two driveways provide off street parking for several cars together with an electric vehicle charging point. The side access of the house leads to a good sized garage and the large rear garden is complete with a summer house and various patio seating areas. The garden itself is a burst of colour provided by a variety of shrub and flower beds. This is a truly substantial and versatile home in a highly sought after seaside location with Minnis Bay beach just at the end of the road. Viewings by prior arrangement only and strongly recommended to appreciate all that this home has to offer.

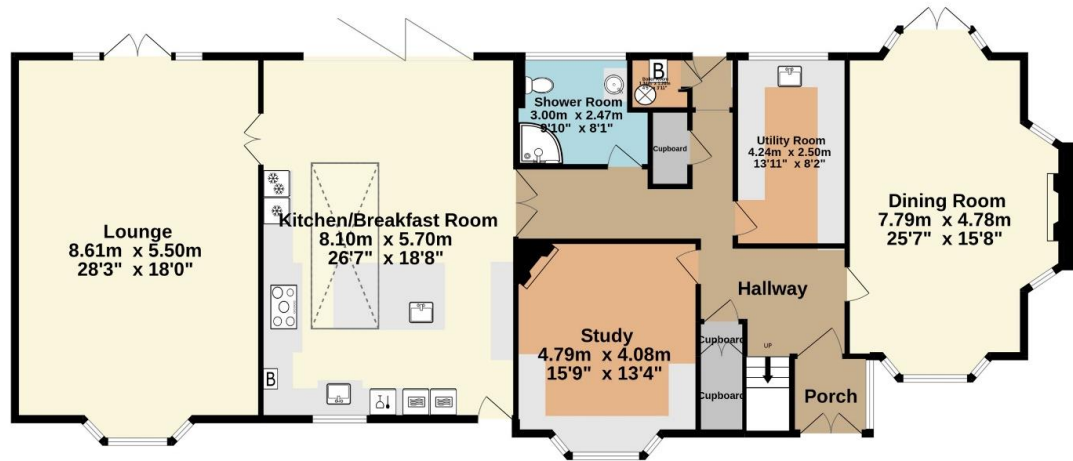


## Location

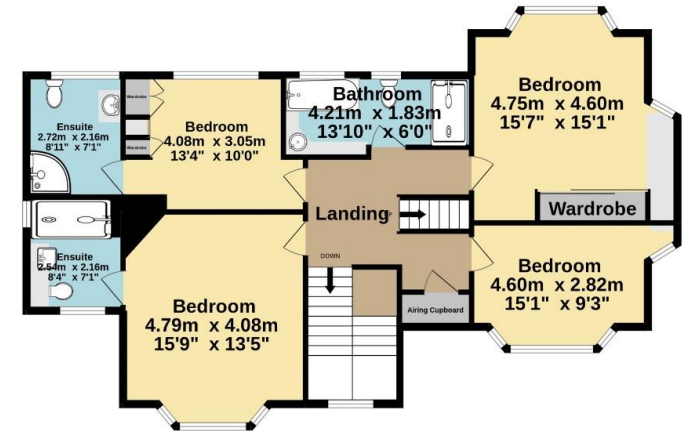
Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence: a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream 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.



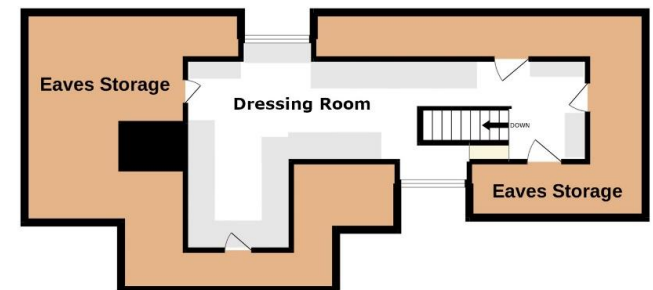
GROUND FLOOR  
186.1 sq.m. (2003 sq.ft.) approx.



1ST FLOOR  
96.2 sq.m. (1036 sq.ft.) approx.



2ND FLOOR  
68.5 sq.m. (738 sq.ft.) approx.



TOTAL FLOOR AREA : 350.9 sq.m. (3777 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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)



### Viewing

Strictly by appointment with Miles and Barr  
Exclusive

### Birchington Office

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### Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm



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