



Queens Avenue, Birchington





17 Queens Avenue
Birchington
Kent
CT7 9QN



Description

Ground Floor

- Entrance Hall
- WC
- Living Room
21'8 x 11'10
(6.60m x 3.61m)
- Dining Room
10'11 x 10'10
(3.33m x 3.30m)
- Kitchen
13'5 x 8'9
(4.09m x 2.67m)
- Conservatory
19'4 x 5'7
(5.89m x 1.70m)

- Bedroom
11'10 x 10'0
(3.61m x 3.05m)
- Bedroom
11'3 x 7'10
(3.43m x 2.39m)
- Bathroom

External

- Front
Garden/Driveway
- Garage
15'11 x 11'5
(4.85m x 3.48m)
- Balcony
13'3 x 5'7
(4.04m x 1.70m)
- Summerhouse
- Rear Garden

First Floor

- Landing
- Bedroom
11'10 x 10'10
(3.61m x 3.30m)
With door to balcony
- Bedroom
11'10 x 11'8
(3.61m x 3.56m)

Property

Situated a stones throw away from the beautiful sandy beaches of Minnis Bay is this immaculately presented 4 bedroom detached executive home. Having undergone an extensive programme of refurbishment by the current owners including but not limited to underfloor heating, re wiring, plumbing, new kitchen and bathrooms, this property in our opinion has been finished to an extremely high standard and is perfect for anyone looking to move straight into their dream home by the sea.

Comprising to the ground floor an open plan modern kitchen/dining area, wc, a light and airy lounge with a built in modern fireplace, doors lead you into the conservatory ideal to enjoy the views over the garden. The first floor offers four bedrooms all with fitted wardrobe space, the master bedroom also has doors leading out to a glass balcony with views out to sea. There is also a top of the range family bathroom with underfloor heating.

Externally to the front of the property there is a block paved driveway with off street parking for several cars, with side access to the rear garden mainly laid to lawn with two paved patio areas ideal for enjoying the sun and alfresco dining. There is a further summerhouse currently used as gym area with power and light, plus a storage area.



Location

This property is close to the seafront with walks towards Reculver and the popular 'Minnis Bay Bar & Brasserie' restaurant. Birchington village centre is within easy reach where you will find a good variety of shops, bars and restaurants, as well as a mainline railway station providing regular services to London. The Cathedral City of Canterbury is approximately 15 miles away and there are good road links to London via the A299 Thanet Way and motorway network via the M2.

There are a number of schools within the area 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, 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
942 sq.ft. approx.



1ST FLOOR
599 sq.ft. approx.

TOTAL FLOOR AREA : 1542 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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