



Price
£750,000

Freehold

4x  3x  2x 

**Queens Avenue,
Birchington, Kent, CT7**

Wards
Helping you move forwards



Main features

- Detached family home with sea views to the front
- Spacious throughout
- Off road parking and great garden office
- Roughly 200 metres from the sea, perfect for a summers day down the beach
- Great transport links nearby

Accommodation

GROUND FLOOR

- Entrance Hallway
- Lounge : 22'2 x 14'0 (6.76m x 4.27m)
- Shower Room
- Dining Room: 13'5 x 11'11 (4.09m x 3.63m)
- Cloakroom
- Kitchen: 9'9 x 8'3 (2.97m x 2.52m)
- Breakfast Area: 15'0 x 13'6 (4.58m x 4.12m)
- Utility Room: 10'2 x 6'1 (3.10m x 1.86m)

FIRST FLOOR

- Landing
- Bedroom 1 : 16'1 x 14'1 (4.91m x 4.30m)
- En-Suite Shower Room
- Bedroom 2 : 15'0 x 14'7 (4.58m x 4.45m)
- Bedroom 3 : 16'0 x 11'11 (4.88m x 3.63m)
- Bedroom 4 : 11'6 x 9'0 (3.51m x 2.75m)
- Bathroom

OUTSIDE

- Off Road Parking
- Garden to Front & Rear
- Garden Office : 16'2 x 15'9 (4.93m x 4.80m)

Call Birchington - 01843 842551 ■ wardsof Kent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

