



**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 ■ [wardsofKent.co.uk](http://wardsofKent.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

