



## SUMMARY DETAILS –

3 Bedroom Semi-Detached Home

Charlesworth Drive, Birchington, CT7

Guide Price - £290,000 to £300,000

Photos –







## Rooms & Measurements –

### GROUND FLOOR –

- Hallway
- Cloaks/ WC – 6'9 x 2'8 (2.05m x 0.81m)
- Living/ Dining Room – 25'2 x 10'4 (7.67m x 3.14m) maximum
- Kitchen – 11'5 x 8'0 (3.47m x 2.43m)

### FIRST FLOOR –

- Landing
- Bedroom One – 14'3 x 10'3 (4.34m x 3.12m)
- Bedroom Two – 10'9 x 10'3 (3.27m x 3.12m)
- Bedroom Three – 8'7 x 6'11 (2.61m x 2.1m)
- Family Bathroom – 6'11 x 5'6 (2.1m x 1.67m)

## EXTERNAL –

- Front Garden
- Driveway & Parking
- Rear Garden
- Garage – 16'2 x 8'3 (4.92m x 2.51m)

## Floorplan –



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

## Virtual Tour –

<https://my.matterport.com/show/?m=vmg4AftXKA>

## Short Description/ Bullets –

Three Bedrooms | Semi-Detached Family Home | Garage & Driveway | Parking for 3-4 cars | Private Rear Garden | Spacious Living/ Dining Room | Close to Local Schools | Close to Town Centre

## Full Description –

If you are looking for a three-bedroom family home with loads of parking, a lovely garden in a great location, then look no further. You might be moving up from a flat or a small terraced home and looking for the next step up the property ladder but also looking for one that's a blank canvas so you can put your own individual stamp on...then this could be the one for you!

The house is approached with a small front garden so is set back from the road and has a long driveway to the side leading to the detached single garage and with gated access to the rear garden. There's a hallway with access to all ground floor rooms. There's a cloakroom/ WC to the front. Spacious dual aspect living dining room with sliding patio doors to the rear giving access to the garden. The kitchen has a range of



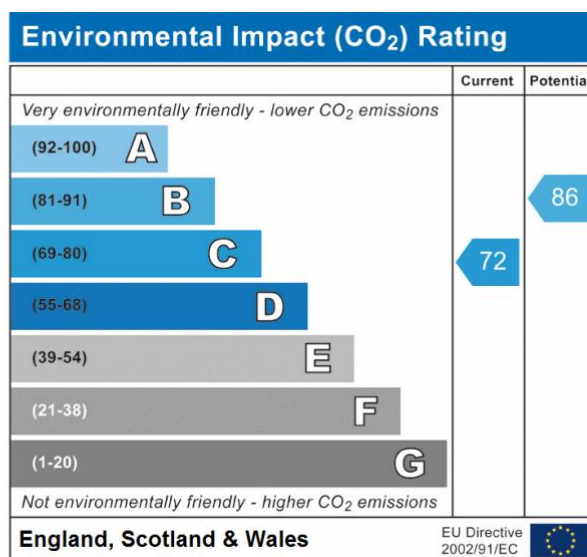
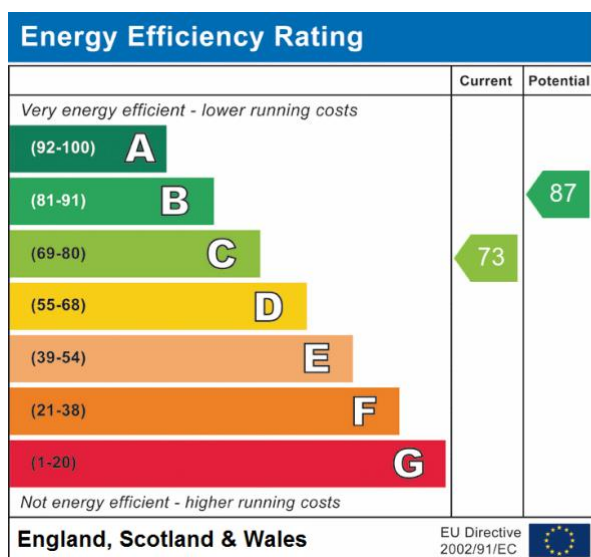
base and wall units, complementary worktops, sink and drainer unit, oven and four ring gas hob, space for white goods and external door to the garden.

Upstairs are two double bedrooms which really are quite spacious and a very roomy single bedroom too. The family bathroom has a modern suite. There's an airing cupboard and loft access from the landing. Outside the rear garden is enclosed by wood panel fencing with both patio and lawn areas.

What really sells this house is the location. You're really close to the town centre, literally less than a 10-minute walk to the square and the start of the high street. The train station with direct links to London is around a 15-minute walk away. There's a really well-regarded primary school around the corner, about a 10-minute walk and King Ethelberts Secondary School is about a 12 minute walk the other direction and less than 15-minute walk to the sea front at Epple Bay. If you commute by road the A299 Thanet Way is easily accessible. So it's all about the LOCATION LOCATION LOCATION and you can't beat this one.

For further details contact Alexander Russell Estate Agents 7 days a week by telephone, email or social media.

## EPC –



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: <https://alexander-russell.co.uk/referral-fee-disclosure>

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