



Park Avenue, Birchington



Alexander Russell
your personal estate agent

Semi-detached chalet home | 2 bed / 2 reception rooms | Large driveway and garage | 135' rear garden | Close to town centre | Close to well-regarded primary school | South/West facing garden

If you are looking for a characterful two-bedroom home with loads of parking, a garage and large garden extending to over 130 feet long then look no further. You might be downsizing, looking for a second home/ holiday home close to the coast or even a first-time buyer. If you are then this could be the perfect property for you...

Set back from the road with a generous front lawn and huge block paved driveway with enough room to park 3 or maybe more cars, this chalet style home is accessed from the side.



Leading into a spacious hallway the living room is to the rear with sliding patio doors to the garden and access to under stairs storage. The kitchen is well appointed with a range of wall and base units, 1.5 bowl sink and drainer unit, oven and hob.

The second reception room is light and bright with a large box bay window and has a traditional feel with coving and picture rail. The shower room has a modern white suite comprising; large corner shower, low level WC and vanity wash hand basin with storage below. The room is fully tiled and has a heated towel rail and frosted glass windows to front and side.

Upstairs are two generously proportioned double bedrooms with storage, picture rails, original 1930's style panel doors and one of the bedrooms has an original decorative fireplace. Outside to the rear is a sunny south-westerly facing garden which extends to around 135 feet long. The garden is mainly laid to lawn with wood panel fencing, planted borders and has access to the garage and gated access to the driveway.



This is a lovely home with loads of potential for the right buyer. Location wise its ideal for a range of buying needs being close to a very well-regarded primary school. For the rail commuter the train station with direct and high-speed links to London is around a 20-minute walk away. For the road commuter the A299 is easily accessible linking with the main arterial routes and subsequent motorway network. Birchington is a lovely village on the North Kent coast with something for everyone. There's an active and vibrant community and high street with everything including traditional greengrocers, butchers, bakery and a good selection of places to eat and drink. And of course, being coastal there's an amazing beach at Minnis Bay, part of which is allocated for dog walking 12 months of the year and its on the Viking Coastal Trail, a 31.4-mile loop trail ideal for walking, road biking and mountain biking.

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





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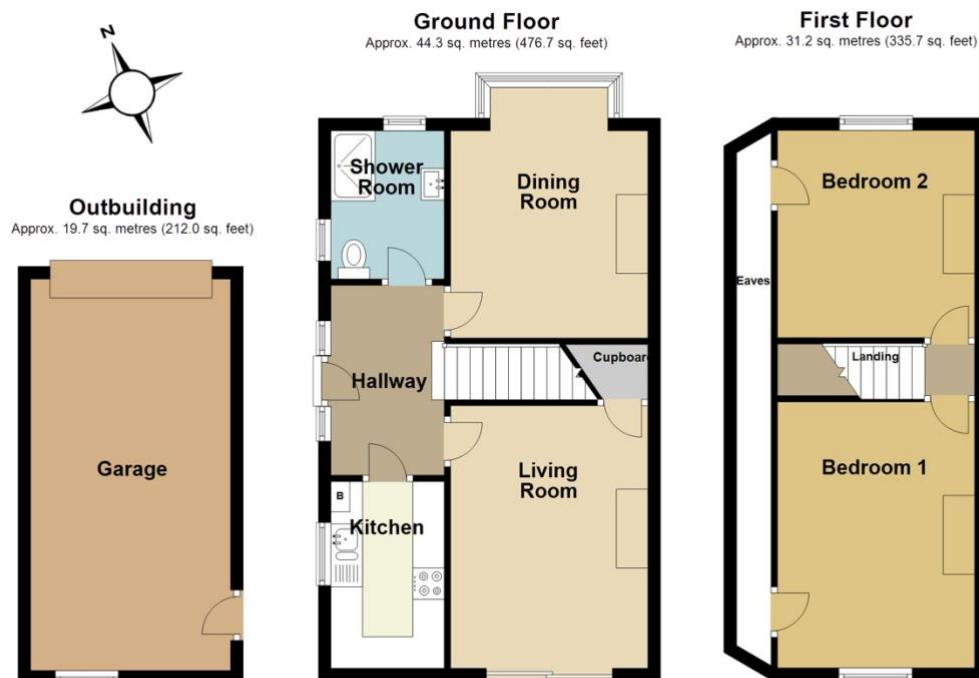
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ROOMS & MEASUREMENTS



Total area: approx. 95.2 sq. metres (1024.4 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.

- GROUND FLOOR -

Entrance Hallway - 9'11 x 5'11 (3.02m x 1.8m)
 Living Room - 14'0 x 10'2 (4.41m x 3.09m) into alcove
 Dining Room - 13'4 x 10'3 (4.06m x 3.12m) into bay & alcove
 Kitchen - 9'9 x 5'10 (2.97m x 1.77m)
 Shower Room - 7'8 x 5'10 (2.33m x 1.77m)

- FIRST FLOOR -

Landing -
 Bedroom One - 13'10 x 9'9 (4.21m x 2.97m) maximum
 Bedroom Two - 11'4 x 9'8 (3.45m x 2.94m) maximum

- EXTERNAL -

Front Garden -
 Driveway -
 Garage - 20'4 x 10'5 (6.19m x 3.17m)
 Rear Garden -

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>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	