



Egbert Road, Birchington



Alexander Russell

your personal estate agent

Executive detached family home | Exceptional standard and specification | Close to the sea and beach | 15 min walk to station & town | Gardens front & rear | En-suite master bedroom | Driveway & garage

If you are looking for your forever home then look no further - this 4-bedroom, 3-reception, 2-bathroom detached home with parking, garage and gardens is close to the beach, station and town and is also presented to an exceptional standard of decoration and specification.

You might be upsizing and looking for the ultimate family home to grow into, you might be relocating to be closer to the sea and seeking that beach life, if you are then this could be the perfect property for you.



Approached via secure, gated side entry to the plot the front door leads into an impressive hallway featuring oak effect flooring and feature lighting. The first reception room/ snug or playroom is on the right with oak flooring and French doors to the front garden. Beyond to the right again is the spacious main living room with lovely oak flooring. Now worthy of particular note is the breathtaking kitchen/ dining space which is open plan with dining room to one end and breakfast kitchen at the other. The room is huge and features an imposing island, solid worktops and integrated appliances. Off the kitchen is a hand utility room. Also, to complete the loop of downstairs there's a cloakroom/ WC.

Upstairs there's a spacious landing, all four bedrooms are doubles with built in wardrobes and the master benefits from an en-suite shower room and French doors to a Juliet balcony. The second bedroom also has French doors to a Juliet balcony and there is of course a family bathroom. Outside there are gardens both front and rear. There's a driveway providing off-road parking and access to the single garage.



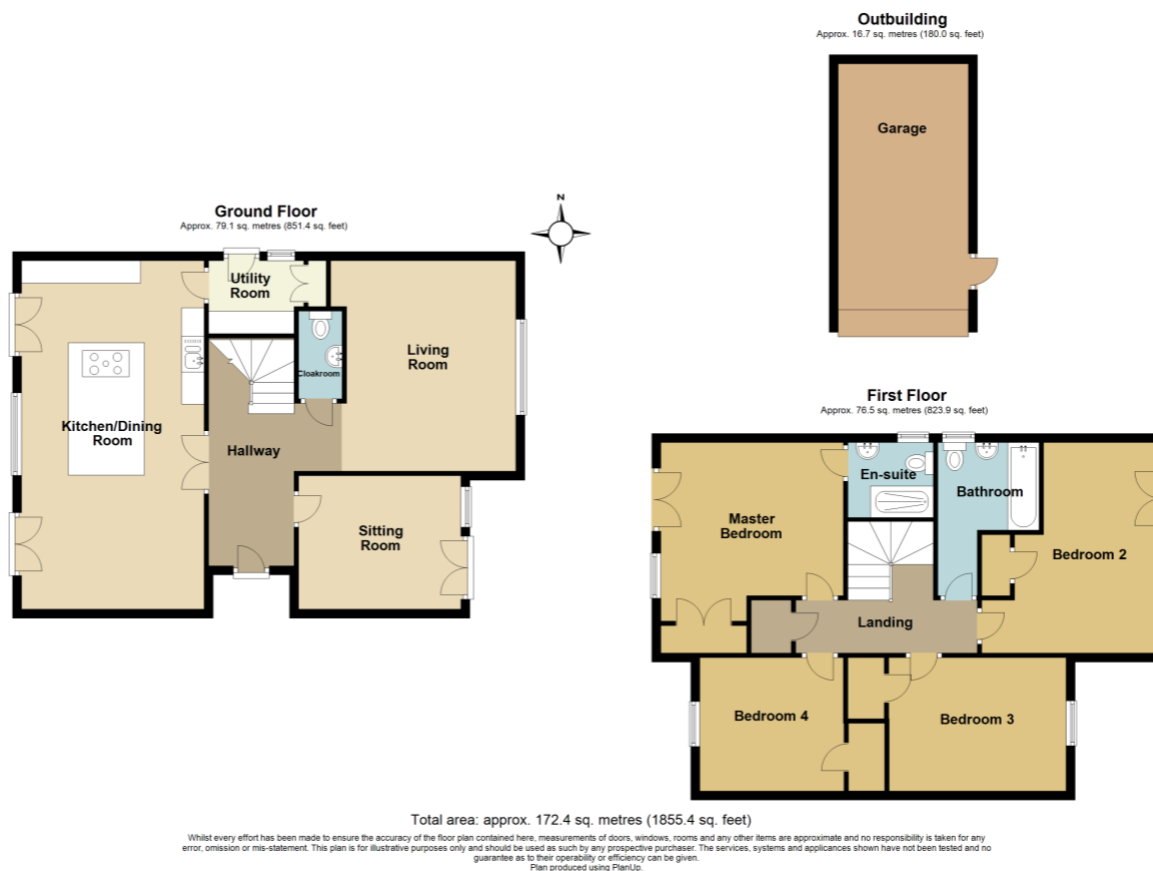
We absolutely love this property, being in one of our favourite Thanet locations close to Minnis Bay beach where a section of the beach allows dogs all year round - perfect for your furry friend to run and play in the sand and waves. Egbert Road is close to the sea and only around a 15-minute walk to the train station - perfect for you rail commuters with direct and high-speed links to London St Pancras. The house is simply stunning and has been appointed to an excellent standard of specification and presentation that we are sure will delight even the most discerning.

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









ROOMS & MEASUREMENTS

GROUND FLOOR -

Hallway -

Living Room - 14'8 x 12'3 (4.47m x 3.73m)

Sitting Room - 11'10 x 9'9 (3.6m x 2.97m)

Kitchen/ Diner - 25'6 x 13'4 (7.77m x 4.06m)

Utility Room - 7'3 x 5'4 (2.2m x 1.62m)

Cloakroom - 6'3 x 3'2 (1.9m x 0.96m)

FIRST FLOOR -

Landing -

Master Bedroom - 13'6 x 13'0 (4.11m x 3.96m) maximum

En-suite - 6'3 x 5'6 (1.9m x 1.67m)

Bedroom Two - 14'9 x 10'3 (4.49m x 3.12m)

Bedroom Three - 12'11 x 9'9 (3.93m x 2.97m)

Bedroom Four - 10'7 x 9'9 (3.22m x 2.97m)

Bathroom - 11'2 x 7'6 (3.4m x 2.28m) maximum

EXTERNAL -

Gardens -

Driveway -

Garage - 18'11 x 9'6 (5.76m x 2.89m)

TENURE -

Freehold | Council Tax Band F

EPC Rating Pending

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>