





Terence Painter
ESTATE AGENTS

- No Forward Chain!
- South Facing Rear Garden
- Detached Bungalow
- Driveway & Garage
- Two Bedrooms
- 16'9" Lounge/Diner
- Conservatory
- Sought After Address
- Close to Town, Schools & Train Station

28 King Edward Road, Birchington, Kent. CT70EQ.

Freehold £335,000

Being offered to the market with no forward chain is this lovely two bedroom detached bungalow in the sought after address of King Edward Road!

Internally this property benefits from a spacious and welcoming entrance hallway, 16'9" double aspect lounge/diner with a sliding glazed door into the conservatory, double aspect kitchen/breakfast room, two double bedrooms and a well appointed shower room.

Externally the front of the property has an attractive curb appeal and offers a good sized lawned area with high level shrubs and hedging, paired with a tandem driveway for up to three cars and a garage. The rear of the property has a lovely south facing rear garden, there is a patioed seating area immediately to the rear and a further lawned area of the garden with high level hedges and shrubs around.

Located close to the heart of town, this property enjoys easy access to local schools and the train station is approximately 1.2 miles away. The neighborhood offers a welcoming atmosphere with well-maintained surroundings, making it a perfect place to call home.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing now!

INTERNAL

Entrance Hallway

2.57m x 2.44m (8' 5" x 8' 0") Entrance into the property is gained via a UPVC frosted glazed door. The entrance hallway has a double glazed window to the front, storage cupboard, radiator and carpeted flooring.

Lounge/Diner

5.11m x 4.48m (16' 9" x 14' 8") The double aspect lounge/diner has a double glazed window to the front and a glazed sliding door to the conservatory. There is also a feature fireplace, two radiators and carpeted flooring.

Conservatory

2.60m x 2.57m (8' 6" x 8' 5") The conservatory is a double glazed UPVC construction and has double glazed French doors to the rear garden and carpeted flooring.

Kitchen

4.51m x 2.70m (14' 10" x 8' 10") The kitchen is also double aspect with a double glazed window to the side and one to the rear, there is also a double glazed frosted UPVC door to the rear garden. There are high and low level kitchen units, ceramic sink unit inset to countertop, freestanding appliances, space and plumbing for washing machine, radiator and wood effect flooring.

Principal Bedroom

4.51m x 3.62m (14' 10" x 11' 11") The principle bedroom has two double glazed windows to the front, two radiators and carpeted flooring.

Bedroom Two

3.32m x 2.70m (10' 11" x 8' 10") Bedroom two has a double glazed window to the side, radiator and carpeted flooring.

Shower Room

3.31m x 1.79m (10' 10" x 5' 10") Double glazed frosted window to the side, vanity wash hand basin, shower cubicle with glass screen, low level w.c, storage cupboard, radiator, tiled walls and flooring.

EXTERNAL

Front Garden

The front of the property has plenty of curb appeal and offers a lawned area with shrubs and hedges, a tandem driveway for multiple vehicles and access to the garage.

Rear Garden

The south facing rear garden has a patioed seating area, a large lawned area, hedges and shrubs, side access gate and access to the garage.

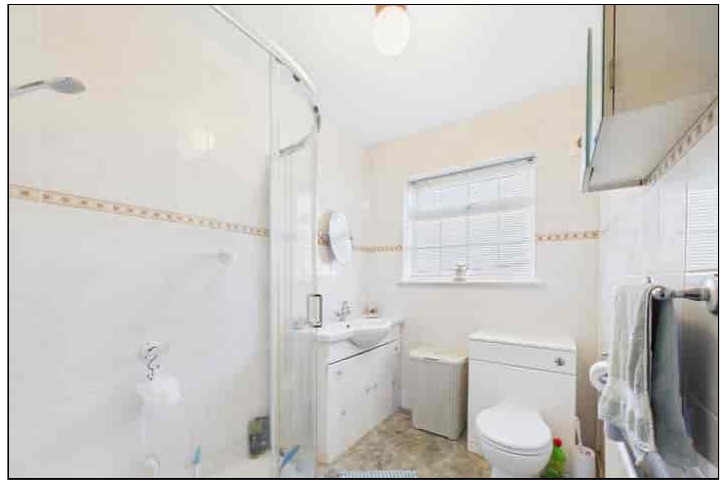
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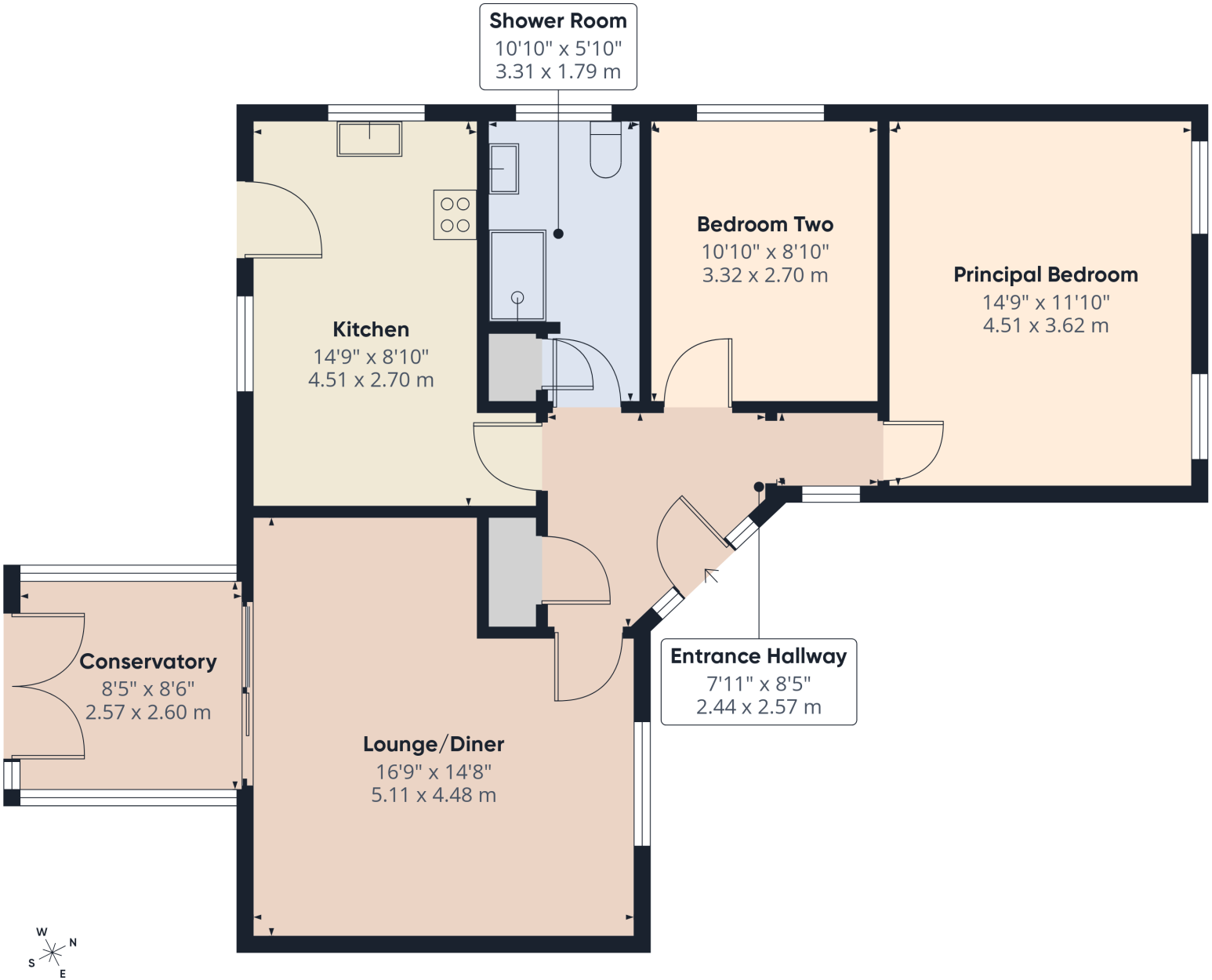
Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

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Approximate total area(1)

855 ft²

79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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