GUILDCREST ESTATES



27A Kings Road, Birchington CT7 0DU

4 2 1

GUILDCREST ESTATES

Kings Road, Birchington CT7 0DU

Offers in excess of £500,000

Situated on the desirable Kings Road in Birchington, this greatly extended and modernised detached family residence offers a perfect blend of space, comfort, and convenience.

With four generously sized double bedrooms, this home is ideal for families seeking room to grow. Two of the bedrooms are conveniently located on the ground floor, while the remaining two are situated upstairs, providing a thoughtful layout for privacy and ease of living.

The heart of the home is undoubtedly the expansive open plan kitchen, lounge, and dining area, which creates a welcoming atmosphere for family gatherings and entertaining guests. The property features a downstairs bathroom with a separate shower and utility area. There is also a convenient downstairs cloakroom for visitors, adding to the practicality of everyday living.

The main bedroom boasts a charming Juliette balcony, allowing for lovely views and fresh air, while an additional shower room upstairs caters to the needs of the household.

Outside, the property is equally impressive, with ample off-road parking for 4 vehicles, plus a garage. The garden is a delightful retreat,

























featuring a log cabin that is perfect for a teenager's hideaway or a quiet home office, catering to the modern lifestyle.

Situated in close proximity to local schools, this home is not only a sanctuary but also a practical choice for families. This modern detached house on Kings Road is a rare find, offering both comfort and convenience in a sought-after location.

Council Tax Band C
Freehold
Mains water, sewer, electricity and gas with gas central heating
Fixed wireless broadband

GUILDCREST ESTATES

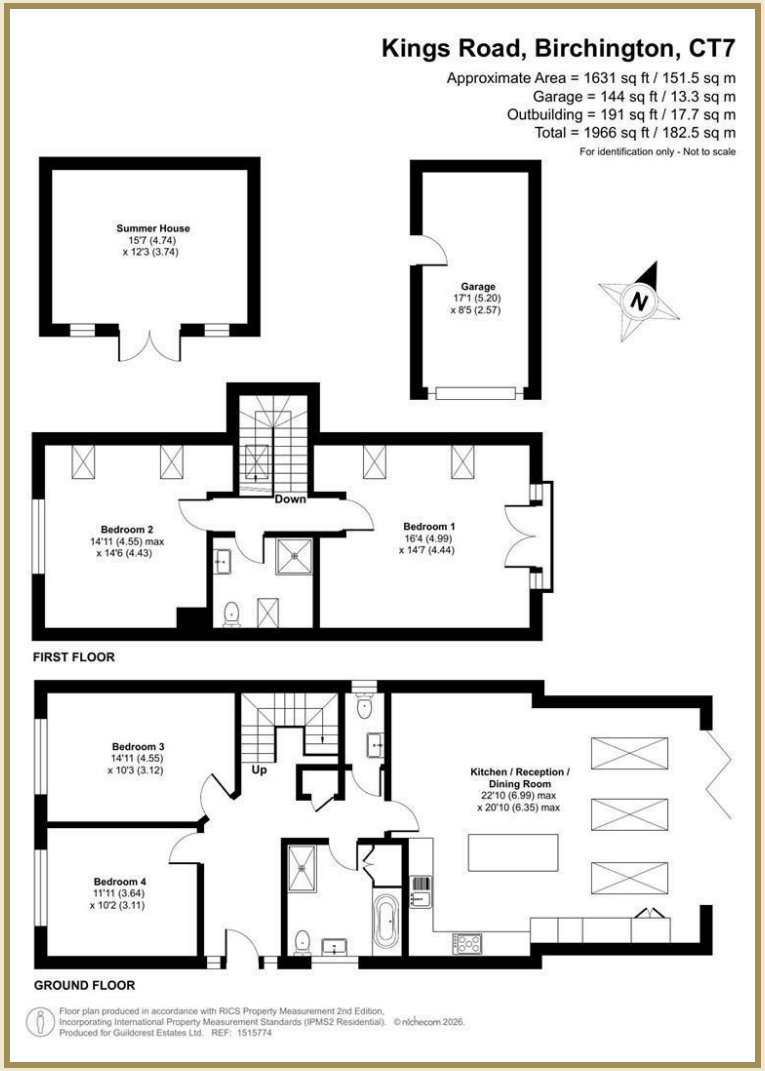
Key Features

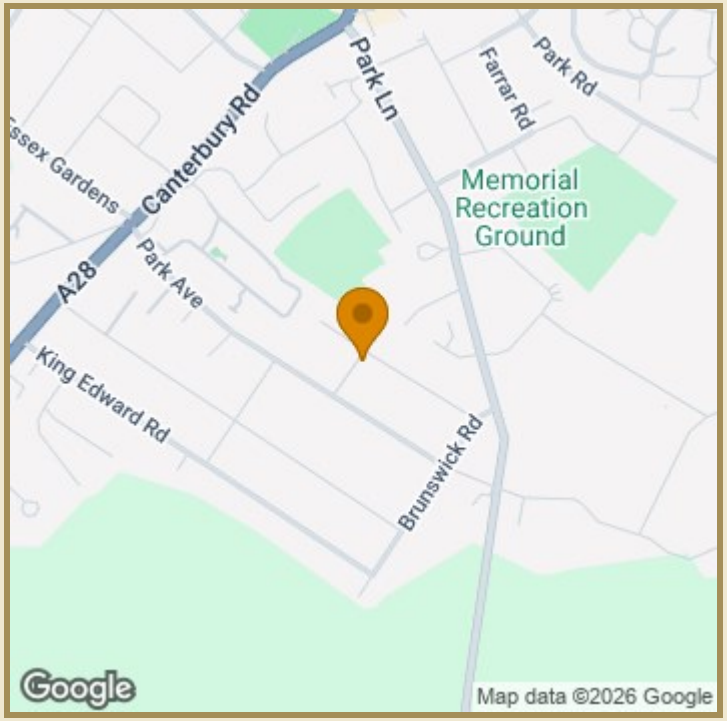
- Greatly extended family home
- Superb open plan lounge/kitchen/dining room with bi fold doors to the garden
- 4 double bedrooms, 2 downstairs and 2 upstairs
- Downstairs bathroom with a separate shower and utility area
- Shower room upstairs and a convenient downstairs cloakroom
- Garden with cabin ideal for teenagers/office or gym use
- Located close to popular local schools
- Garage and off road parking for with space for 4 vehicles

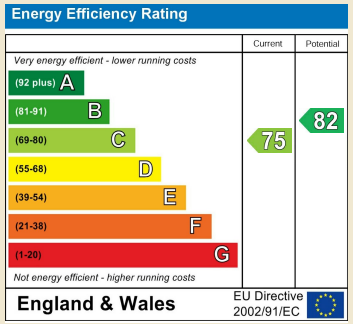
Important Information

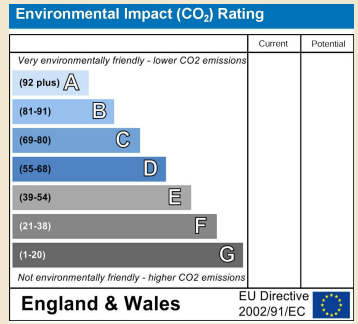
Freehold
House - Detached
1631.00 sq ft
Council Tax Band C
EPC Rating C

£500,000









01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.