



# Park Lane, Birchington, Kent

Guide Price £300,000 Freehold

3 bedroom end-terraced house for sale

## Description

This Three Bedroom Family Home is ideally located in the popular village of Birchington, an ideal place for a family or couple, the house is within walking distance of the local primary school and the village centre, with it's wide variety of shops, bars & Cafe's, there are also a couple of supermarkets, banks and a local doctors surgery. This property has been well maintained and has all new double glazing in 2022, the property has a pretty front garden with a walled surround and a driveway with parking for 2 vehicles, leading to the garage. Once inside, you will find a well laid out property, there is a lounge/diner which is an ideal place to congregate and well decorated, then there is a well fitted kitchen with a good range of units and some integrated appliances. Upstairs there are three double bedrooms, one has been divided to provide a useful study area and there is a recently fitted modern wet-room bathroom. Outside to the rear is a good sized sunny garden with a patio, shed, lawned area, rear access and a door to the garage. VIEWING ADVISED

Council Tax Band: B

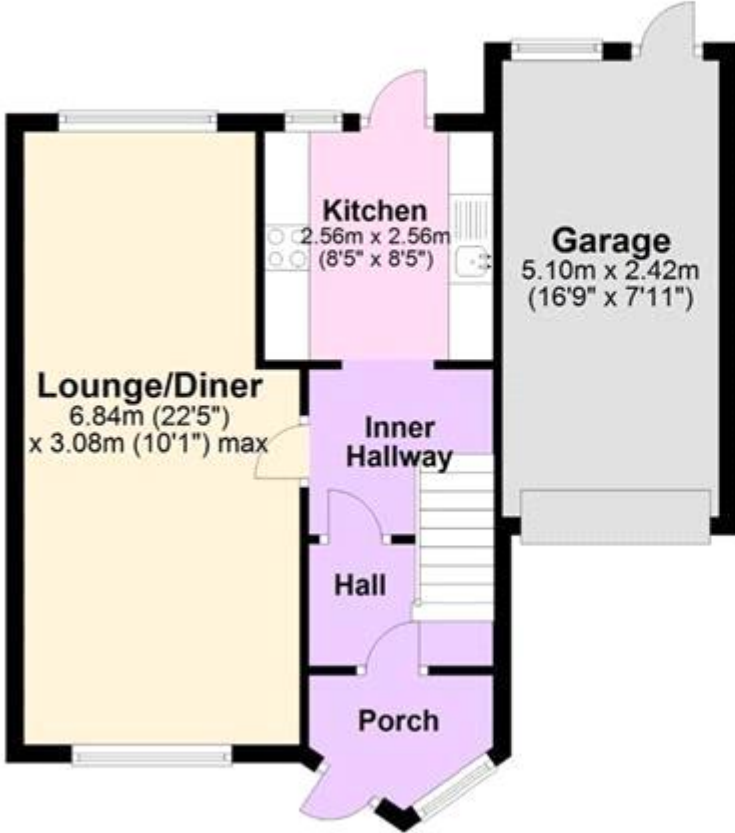
Tenure: Freehold

## Tenure

Freehold



**Ground Floor**



**First Floor**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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