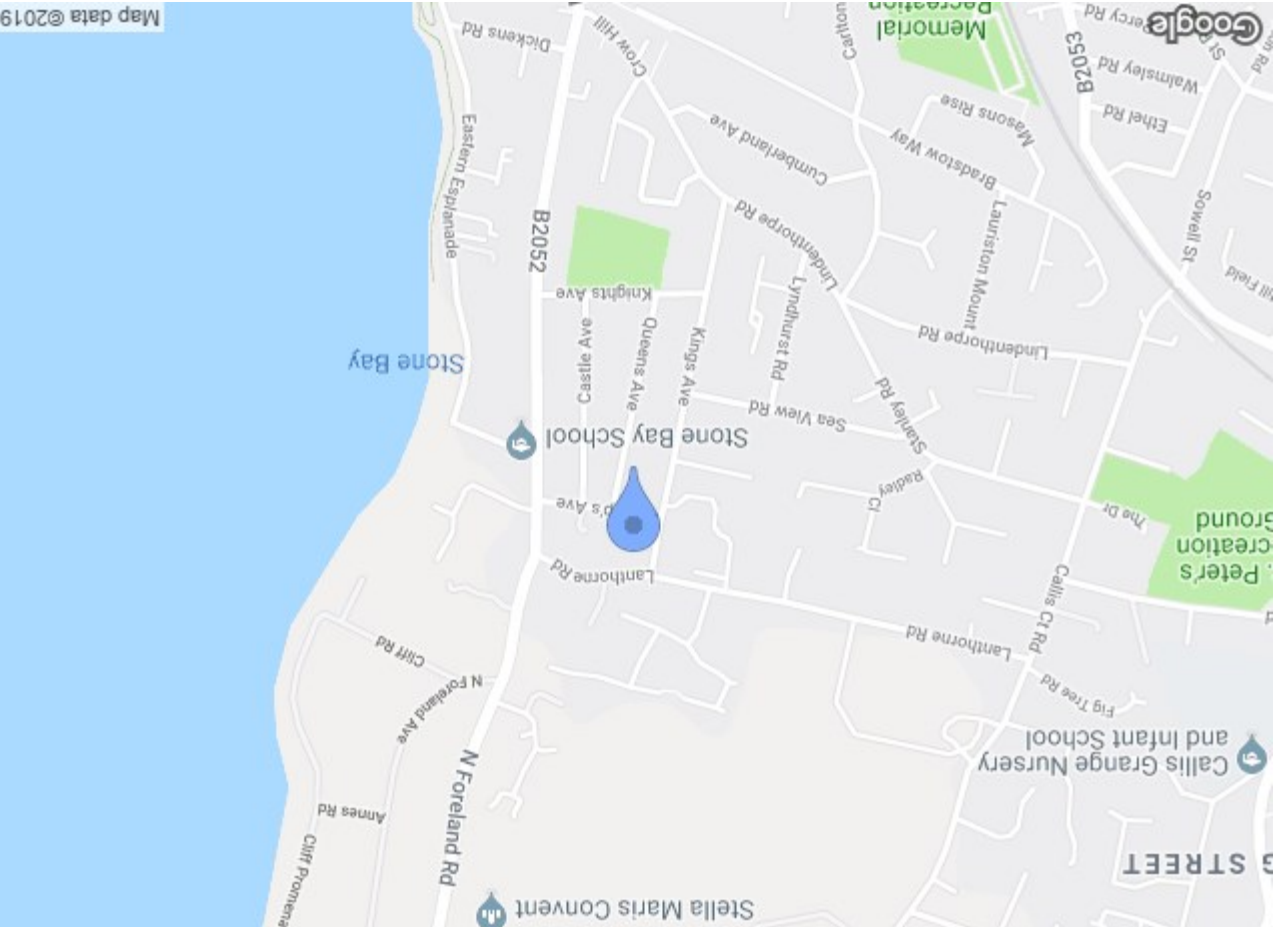


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not environmentally friendly - higher CO2 emissions
127 plus A	11-20 G
81-91 B	21-30 F
69-80 C	31-40 E
55-68 D	41-50 D
39-54 E	51-60 C
21-30 F	61-70 B
11-20 G	71-80 A
Current	Target
82	61
Environmental Impact (CO <sub>2</sub> ) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not environmentally friendly - higher CO2 emissions
127 plus A	11-20 G
81-91 B	21-30 F
69-80 C	31-40 E
55-68 D	41-50 D
39-54 E	51-60 C
21-30 F	61-70 B
11-20 G	71-80 A
Current	Target
83	64
Energy Efficiency Rating	



37 QUEENS AVENUE  
BROADSTAIRS



123 High Street, Broadstairs, Kent, CT10 1NQ  
t 01843 888 444 e [broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT



37 QUEENS AVENUE  
BROADSTAIRS

£499,995

- Detached bungalow
- Three double bedrooms
- Contemporary style
- Well maintained
- Within a mile of Broadstairs station and High Street
- Within minutes of the sandy beach at Stone Bay
- Potential for fourth bedroom

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

DECEPTIVELY SPACIOUS THREE BEDROOM, VERY WELL PRESENTED DETACHED BUNGALOW PLACED WITHIN THE EVER DESIRABLE CHESSBOARD LOCATION WITHIN BROADSTAIRS, ONLY MOMENTS FROM THE SANDY BEACHES AND CLIFF TOP WALKS OF STONE BAY & SURROUNDS.

This bright and light CONTEMPORARY STYLE BUNGALOW is tastefully decorated throughout and offers an L shaped lounge/diner to the front of the property, three double bedrooms, a shower room, family bathroom and modern style kitchen with BI-FOLD DOORS leading out to a patio area and SECLUDED GARDEN.

Externally to the front you will find a garage which is currently being used as a fourth bedroom, off street parking and side access to the rear.

This bungalow is ideally positioned as it is within a mile of the High Street and Broadstairs mainline station with its high speed trains to London St Pancras and is within catchment of highly regarded local schools. Also within 3 minutes walk you can be on the beautiful STONE BAY BEACH accessed via steps from Stone Road. To the other end of the road is Holmes park.

This property really does have it all so call Miles and Barr today to book a viewing on 01843 888444!!

DESCRIPTION

Entrance

Hallway 5'8 x 5'5 (1.73m x 1.65m)

Lounge 22'2 x 14'4 (6.76m x 4.37m)

Kitchen 22'5 x 12'6 (6.83m x 3.81m)

Inner Hall 14'4 x 3'4 (4.37m x 1.02m)

Bedroom 14'8 x 8'8 (4.47m x 2.64m)

Bedroom 12'2 x 9'9 (3.71m x 2.97m)

Bedroom 13'2 x 11'4 (4.01m x 3.45m)

Garage Room 11'1 x 8'9 (3.38m x 2.67m)

Bathroom 6'8 x 5'5 (2.03m x 1.65m)

External

Garage

Rear Garden

