



Botany Road, Broadstairs


MILES & BARR
EXCLUSIVE



29 Botany Road
Broadstairs
Kent
CT10 3RZ



Description

Ground Floor

- Hallway
- Reception Room/Dining Room
21'8 x 15'4
(6.60m x 4.67m)
- Conservatory
13'5 x 9'10
(4.09m x 3.00m)
- Kitchen
12'7 x 10'6
(3.84m x 3.20m)
- Shower Room
- WC
- Bedroom
14'7 x 11'11
(4.45m x 3.63m including walk-in wardrobe)

- Bedroom
16'0 x 8'8
(4.88m x 2.64m)
- Bedroom
12'0 x 8'9
(3.66m x 2.67m including built-in wardrobe)

External

- Front/Driveway
- Garage
- Rear Garden

Property

Found along the highly sought after Botany Road a short distance away from the ever popular Botany Bay is this spacious detached three bedroom bungalow, offered to the market with No onward chain. Set back from the road the property benefits from two large double bedrooms to the front, a shower room and separate wc, a kitchen with door leading out to the rear garden, a generous lounge/diner leading to a conservatory with triple aspect views over the garden and a further third double bedroom off the lounge. There has been a new combi boiler installed. The property offers the perfect opportunity for a buyer to add their own stamp to a home.

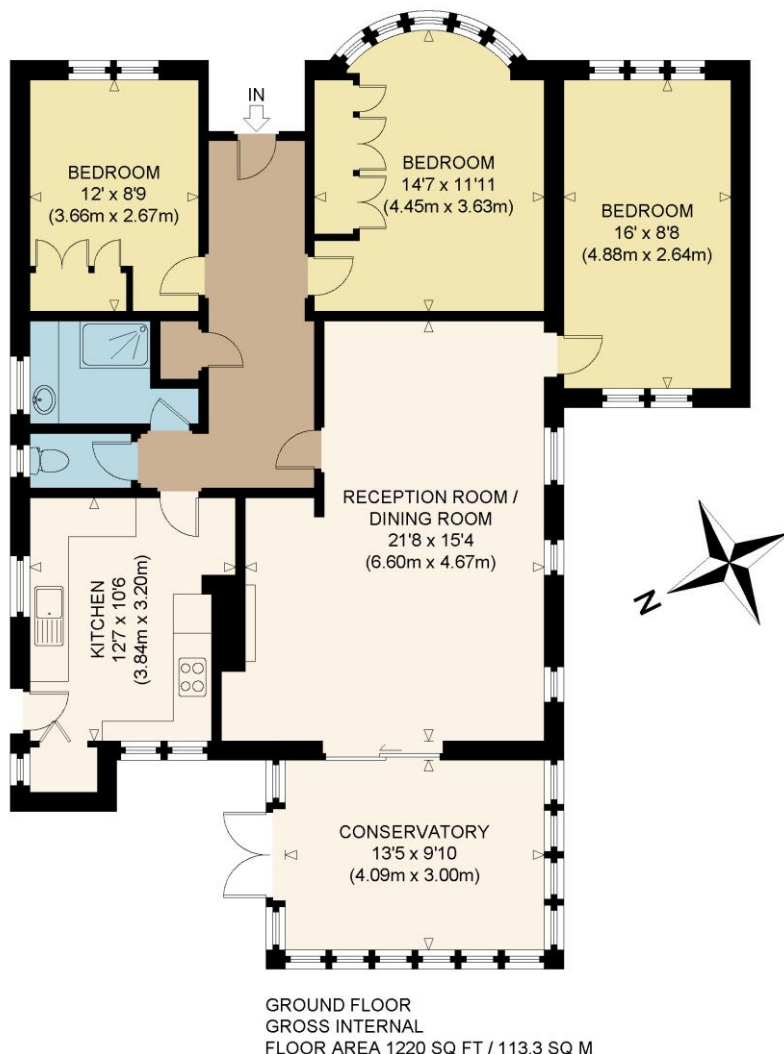
Externally to the front the property has a paved driveway with an electric car charging point and provides off street parking as well as a lawned front garden, side access leads to the sunny aspect rear garden mainly laid to lawn with a variety of shrubs and flowers with a paved terrace ideal for alfresco dining. The garage can be accessed via the front or the rear garden.



Location


The sought-after seaside town of Broadstairs, with its quaint fishermans 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.





BOTANY ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1220 SQ FT / 113.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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