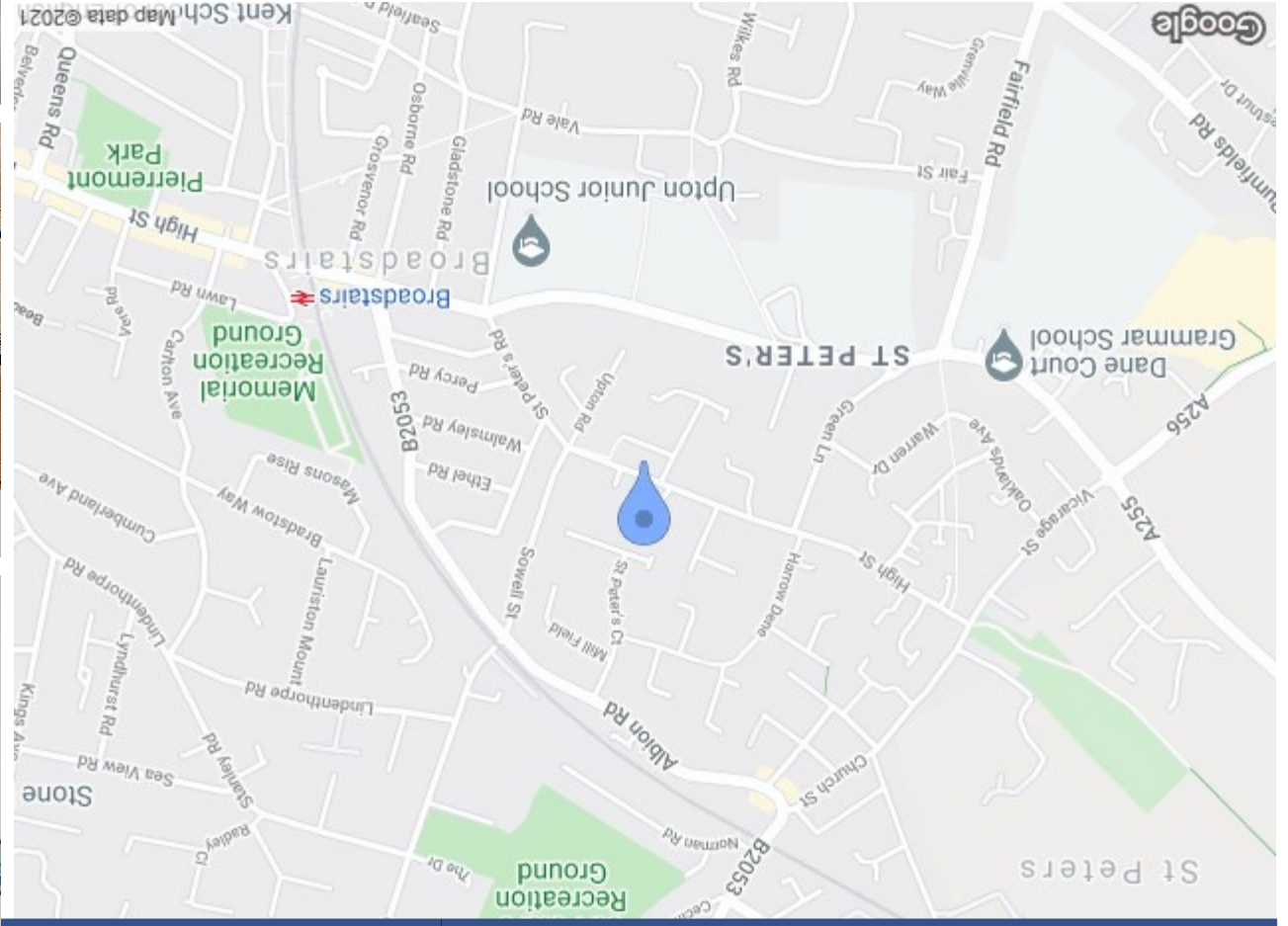


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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



Energy Efficiency Rating	
Current	Potential
84	69
Very energy efficient - lower running costs A (87 plus)	
Energy efficient - lower running costs B (81-86)	
C (69-80)	
D (55-68)	
E (49-54)	
F (27-48)	
G (1-26)	
Not energy efficient - higher running costs G (1-26)	

EU Directive 2002/91/EC
England & Wales



7 KINGFISHER WALK ST. PETERS ROAD BROADSTAIRS

miles & barr
YOUR PROPERTY AGENT

45 High Street, Broadstairs, Kent, CT10 1WP
t: 01843 888 444 e: broadstairs@milesandbarr.co.uk



7 KINGFISHER WALK ST. PETERS ROAD BROADSTAIRS

£460,000

- Detached Family Home
- Four Bedrooms
- Open Plan
- Sunny Aspect Garden
- Garage
- Close To Schools

ABOUT

FOUR BEDROOM FAMILY HOME IN SCHOOL CATCHMENT AREA!!

Miles and Barr are delighted to bring to market this well presented four bedroom detached family home. Located on Kingfisher Walk, St Peters Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links whilst remaining in a quiet, residential location.

Set back from the road this property is accessed by a part paved part laid to lawn, mature front garden. Internally the property comprises an entrance hall leading to an open plan lounge diner, conservatory, spacious kitchen and WC. The first floor offers four very well proportioned bedrooms and a family bathroom. Externally the property benefits from a sunny aspect, low maintenance rear garden which is part paved, part artificial turfed and is home to a storage shed with access to the garage and off street parking.

In our opinion, this lovely and well thought out family home is ideal for those who are looking to expand or those who are looking for a property with potential office space for working from home.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

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.

DESCRIPTION

Entrance

Entrance Hall

Lounge Diner 25 x 16'3 narrowing to 11'10 (7.62m x 4.95m narrowing to 3.61m)

Kitchen 12 x 11'8 (3.66m x 3.56m)

Conservatory 2'10 x 9'11 (0.86m x 3.02m)

WC

First Floor

Bedroom One 13'3 x 10'6 (4.04m x 3.20m)

Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)

Bedroom Three 9'8 x 8 (2.95m x 2.44m)

Bedroom Four 7'2 x 7'3 (2.18m x 2.21m)

Bathroom

External

Rear Garden

Off Street Parking

Garage

