



- Detached Family Home
- Four Bedrooms, Potentially Five
- Contemporary Open Plan Living Space
- GCH & DG

8 Broomfield Crescent, Cliftonville, Margate, CT9 3YJ

£485,000

A deceptive, versatile, detached family home situated on the ever-popular Palm Bay estate. Close to the cliff tops, sandy beaches, Northdown park and a parade of shops that stock all of life's essentials. The property is arranged as entrance hallway, an open plan reception room with a peninsular breakfast bar denoting the kitchen area, cloakroom WC, bedroom four and the study (potential bedroom five) On the first floor are three bedrooms as well as the family bathroom. To the rear a private garden laid to lawn and attractive decking while the front is laid to lawn with a block paved driveway. The property benefits from gas central heating as well as double glazing.



Property Description

OPEN PLAN RECEPTION ROOM/KITCHEN

24' 02" x 18' 08" (7.37m x 5.69m) Maximum measurements

BEDROOM FOUR

13' 07" x 7' 09" (4.14m x 2.36m)

CLOAKROOM W/C

STUDY/ BEDROOM FIVE

12' 05" x 8' 0" (3.78m x 2.44m)

STAIRS TO:-

LANDING

BEDROOM ONE

14' 06" x 8' 09" (4.42m x 2.67m)

BEDROOM TWO

11' 06" x 9' 10" (3.51m x 3m)

BEDROOM THREE

9' 0" x 8' 01" (2.74m x 2.46m)

BATHROOM W/C

REAR GARDEN

FRONT GARDEN AND DRIVEWAY





MEASUREMENTS

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.


AGENTS NOTES

Council Tax Band - D

Council Tax Cost (EPA) £2,030.58

Local Authority - Thanet District Council

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas
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ESTATE AGENTS

