



**92 Botany Road, Broadstairs**

Offers Over **£600,000**



# 92 Botany Road

Broadstairs, Broadstairs

This stunning three bedroom detached bungalow which has been done to an exceptionally high standard. Situated in a highly sought-after location being just a short walk away from Botany Bay. The property offers superb accommodation with light and spacious rooms with contemporary styling and an impressive open-plan living space as well as a modern kitchen. As well as boasting a large garden room which has recently been refurbished which is ideal for all sorts of living accommodation. There are three bedrooms; two of which are greatly proportioned double bedrooms along with a third bedroom which is a fantastic single or could even be used as an office space. There is an amazing family bathroom as well as a separate W/C. Externally the property has a real charming look to it. To the rear there is a wonderful patio area ideal for al fresco dining with more flowers and trees creating an array of colour, there is a greenhouse and as well as an allotment area to rear of the property which has been well maintained. To the front of the property, you have a large front driveway which then leads down to the side which would allow for more cars. This then leads into a substantial garage.

- Desired Location
- Three Bedrooms
- Detached
- Off Street Parking
- Detached Garage
- Large Sunny Aspect Garden
- Light Throughout





## Ground Floor

### Bedroom One

Dimensions: 4.70m x 3.63m (15'5 x 11'11).

### Bedroom Two

Dimensions: 3.18m x 3.05m (10'5 x 10').

### Bedroom Three

Dimensions: 3.05m x 2.13m (10' x 7').

### Bathroom

### Separate WC

### Living Room

Dimensions: 4.47m x 4.37m (14'8 x 14'4).

### Kitchen

Dimensions: 3.63m x 3.58m (11'11 x 11'9).

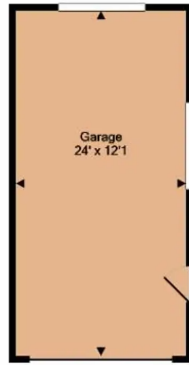
### Garden Room

Dimensions: 6.35m x 4.39m (20'10 x 14'5).

### External

### Rear Garden





TOTAL APPROX. FLOOR AREA 1470 SQ.FT. (136.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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