



101 Botany Road, Broadstairs  
£575,000





# 101 Botany Road

Broadstairs, Broadstairs

EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH SUNNY GARDEN!!! Miles and Barr are proud to bring to the market this extended three bedroom detached bungalow. Situated on the ever popular Botany Road, this beautifully presented home comprises an entrance hall with bedrooms sprouting off in both directions you have two double sized bedrooms. Further to this you have another smaller bedroom but still of a good size. You will also find a modern bathroom which is a great proportion and size. To the rear of the property is generous lounge followed by the extended kitchen diner. Externally the property boasts off street parking for multiple cars, a garage and large sunny aspect garden. The property is truly not one to be missed as they rarely come up in this area as nice of this!  
Council Tax band: D

Tenure: Freehold

- Council Tax Band: D
- Garage
- Desired Location
- Sunny Aspect Garden
- Off-street Parking
- 3 Bedrooms





### Entrance

### Hallway

### Lounge

Dimensions: 4.865 x 4.072 (15'11" x 13'4").

### Dining

Dimensions: 6.814 x 2.55 (22'4" x 8'4").

### Kitchen

Dimensions: 3.978 x 3.061 (13'0" x 10'0").

### Bathroom

Dimensions: 2.628 x 1.693 (8'7" x 5'6" ).

### Bedroom One

Dimensions: 3.618 x 3.602 (11'10" x 11'9" ).

### Bedroom Two

Dimensions: 3.646 x 2.648 ( 11'11" x 8'8" ).

### Bedroom Three

Dimensions: 2.813 x 3.207 ( 9'2" x 10'6" ).

### External

### Rear Garden

### Off Street Parking

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







## Miles & Barr

45, High Street, Broadstairs - CT10 1JR

01843 888 444

[broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)