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## Property brochure



RADLEY CLOSE  
BROADSTAIRS  
KENT  
CT10 1BT

Price: £595,000

.....  
5 Bedrooms

.....  
2 Receptions

.....  
2 Bathrooms

.....  
1 Garage

.....  
EPC C

.....  
Tenure FREEHOLD  
Council Tax D



Broadstairs@oakwoodhomes.biz



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### The Property

Huge family home set in a sought after location of Broadstairs, with no onward chain. Five bedroom detached home situated in the fantastic location of Radley Close. Internally offering wealth of accommodation comprising porch, welcoming entrance hall leading to a generous, open-plan lounge/diner, a modern fitted kitchen, utility room, study and cloakroom. The first floor offers five good size bedrooms serviced by an en suite to the master bedroom and modern family bathroom. Externally the property boasts off street parking for several vehicles, a detached garage accessed from the rear garden, which is low maintenance, part paved and part laid to lawn.

### Location

Radley Close is a quiet cul-de-sac located close to Broadstairs town and seafront, and a short stroll to the mainline train station with its fast links to London. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay.

### Accommodation

#### GROUND FLOOR

Porch	
Hallway	
Study	6'7" (2.01m) x 5'10" (1.78m)
Lounge/diner	21' (6.40m) x 12'3" (3.73m)
Kitchen	9'7" (2.92m) x 9'5" (2.87m)
Utility room	10'8" (3.25m) x 9'2" (2.79m)
Cloakroom	

#### FIRST FLOOR

Landing	
Bedroom	12'5" (3.78m) x 11'8" (3.56m)
En-suite	
Bedroom	10'1" (3.07m) x 8'2" (2.49m)
Bedroom	11' (3.35m) x 8'1" (2.46m)
Bedroom	9'4" (2.84m) x 8'2" (2.49m)
Bedroom	10'7" (3.23m) x 6'1" (1.85m)

#### OUTSIDE

Front garden with shrub borders and drive to front. Rear garden. Garage accessed from Tina Gardens.

#### Material Information:

The vendor has informed us that there has been historic subsidence to the garage, but this had already been rectified prior to their purchase of the property



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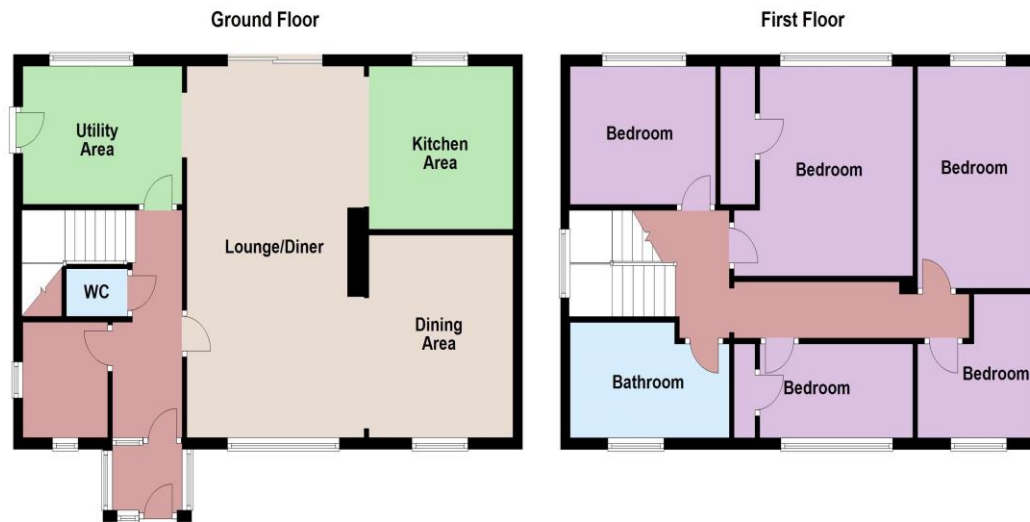


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### Key Features

- Large extended home
- Detached house
- Sought after location
- No chain
- Large garden
- Garage
- Modern home
- Off street parking



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0023339/20240402/RLDP



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