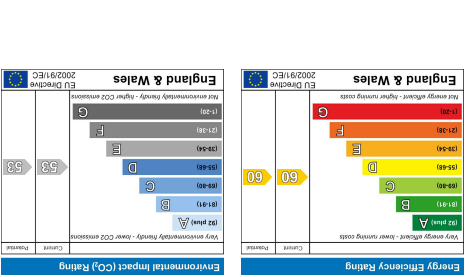


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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





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YOUR PROPERTY AGENT
miles & barr



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19 COLLINGWOOD CLOSE, BROADSTAIRS



19 COLLINGWOOD CLOSE
BROADSTAIRS

£375,000

- Extended three bedroom semi-detached house
- Lounge/diner with two large sky lights
- Fitted kitchen with integrated appliances
- Large rear garden

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. Ramsgate 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.

ABOUT

Miles & Barr are delighted to bring to the market this exquisitely presented and extended three bedroom semi-detached house nestled in Collingwood Close. The current vendors have tastefully renovated and extended the property to enhance the downstairs living spaces. Accommodation comprises of an entrance hall through into the fitted kitchen with integrated appliances and luxury vinyl flooring wrapping into the lounge/diner. Adjacent to this a utility room which also has access to the rear of the garage. Flowing from the kitchen there is the open plan lounge/diner with two large sky lights in the roof allowing ample light in, twinned with the bi-fold doors along the width of the house. From here there is also a second reception room which runs the length of the house, a great space for kids. Venture to the first floor to find three great sized bedrooms and a recently refurbished family bathroom. Externally there is also a large rear garden which is mainly laid to lawn with a patio area closest to the house and a feature flint wall to the rear. To the front there is a recently laid driveway with space for several cars.

The property also falls within the catchment area of several highly regarded infant, primary and grammar schools, not to mention is a short walk away from a handful of award winning sandy beaches and our high speed train links to London St Pancras.

Call Miles & Barr today on 01843 888444 to arrange your viewings now!!!

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 24'11 x 10'5 (7.59m x 3.18m)
- Reception Two 23'6 x 12'1 (7.16m x 3.68m)
- Kitchen 16'3 x 9'4 (4.95m x 2.84m)
- Utility Area and Cloakroom
- First Floor
- Bedroom One 12'4 x 9'7 (3.76m x 2.92m)
- Bedroom Two 10'10 x 7'4 (3.30m x 2.24m)
- Bedroom Three 8'10 x 7'11 (2.69m x 2.41m)
- Bathroom
- Exterior
- Front Garden
- Rear Garden

