

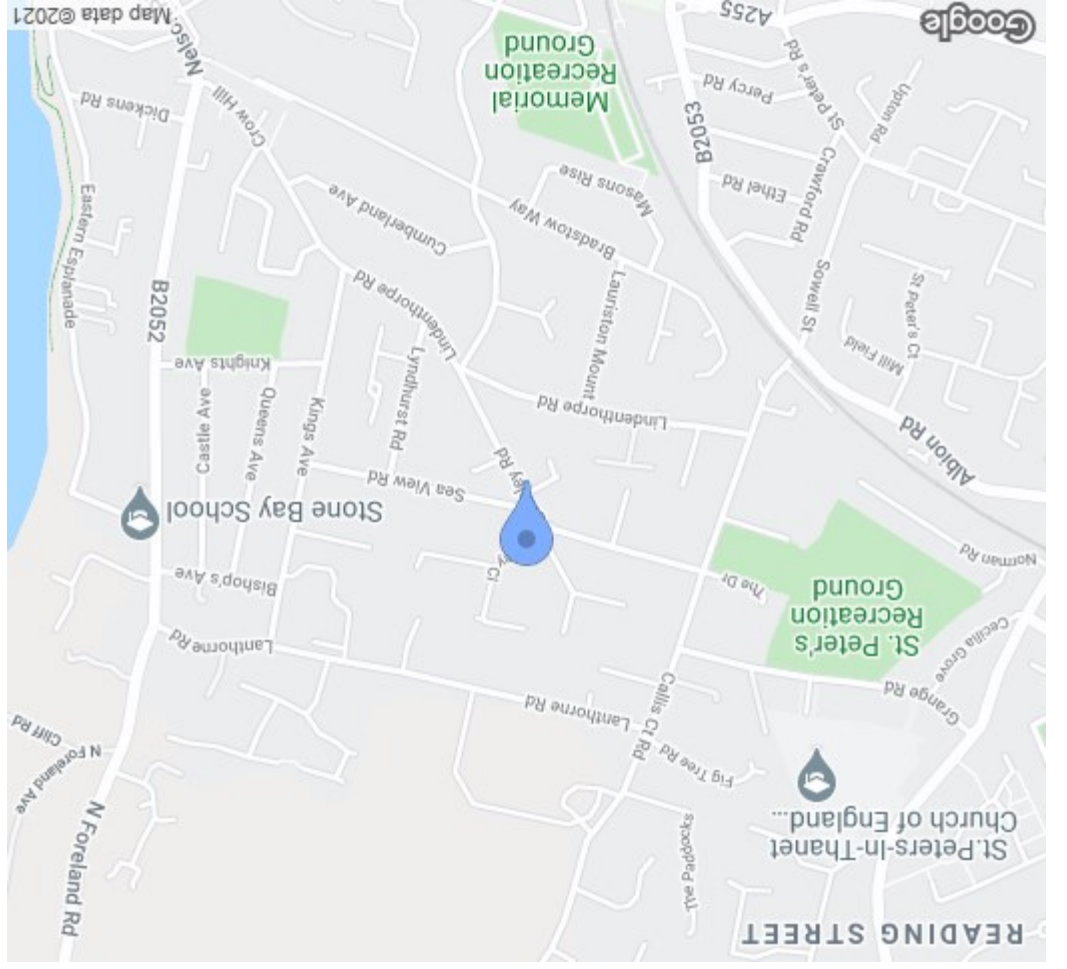
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YOUR PROPERTY AGENT

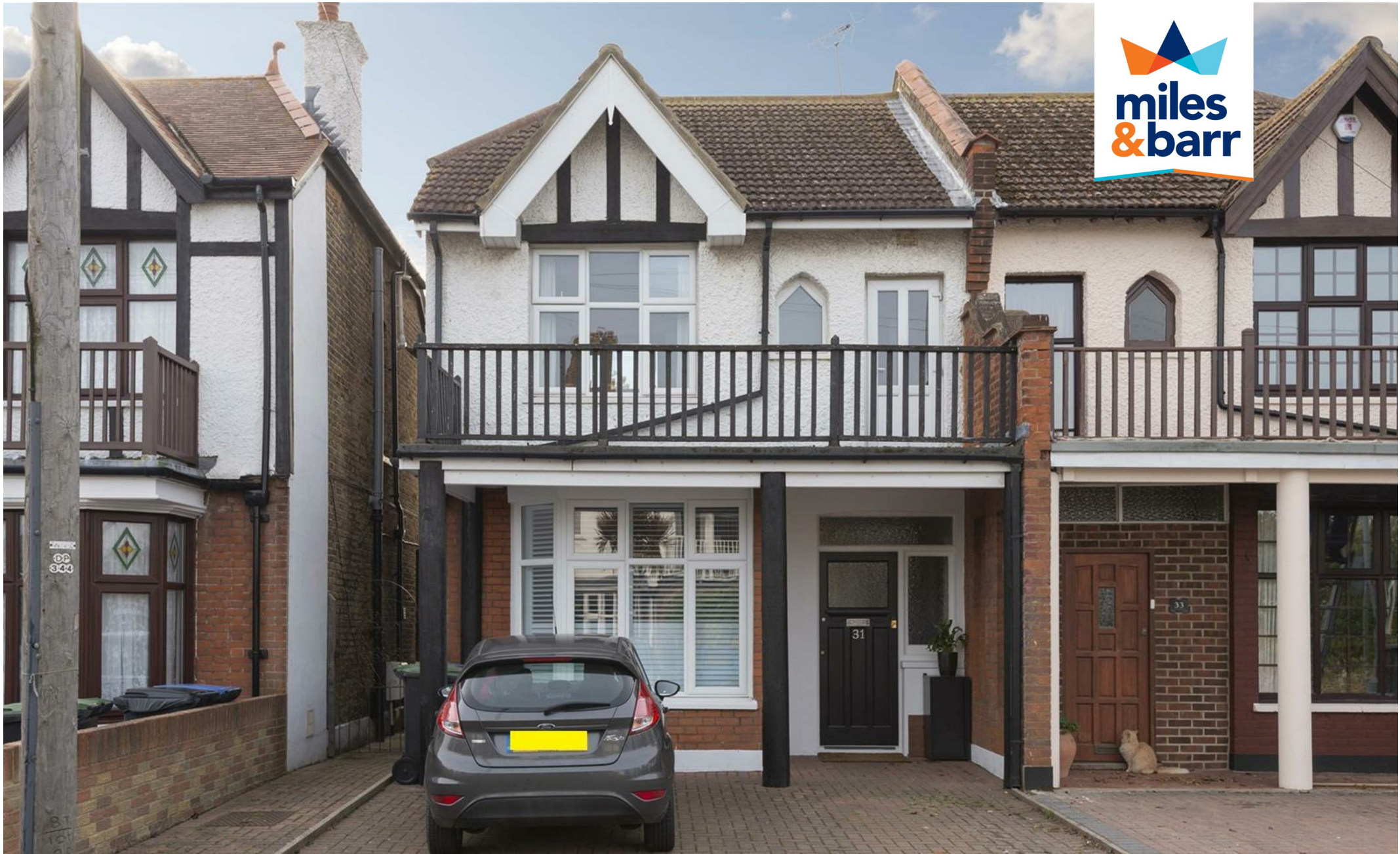
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England & Wales	
EU Directive 2002/91/EC	Current Property
(92 plus) A	62
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	54
(1-20) G	

Very energy efficient - lower running costs
Not energy efficient - higher running costs



31 STANLEY ROAD, BROADSTAIRS



31 STANLEY ROAD BROADSTAIRS **£450,000**

- Three Bedroom Home
- Semi Detached
- Open Plan
- Beautifully Presented
- Off Street Parking
- Generous Rear Garden

ABOUT

BEAUTIFUL THREE BEDROOM SEMI DETACHED HOME!!

Miles and Barr are delighted to bring to the market this three bedroom semi-detached family home. Located on Stanley Road, this property is ideal for clients who are looking to be close to local schools, amenities and transport links including direct train lines to London.

Internally the property comprises an entrance hall leading to the lounge to the front with further access a contemporary open plan kitchen diner leading to additional reception space to the rear. The first floor boast three very well proportioned bedrooms, serviced by a family bathroom and the master bedroom benefitting from a balcony to the front of the property.

Externally there is off street parking for two cars at the front and a generous, sunny aspect rear garden to the rear which is also conveniently accessible via Hiller Close.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

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. Broadstairs 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.

DESCRIPTION

Entrance Hall

Lounge 11'09 x 12'01 (3.58m x 3.68m)

Kitchen Diner 17'11 x 12'08 (5.46m x 3.86m)

Lounge 15'01 x 14'04 (4.60m x 4.37m)

First Floor

Bedroom One 17'10 x 18'01 (5.44m x 5.51m)

Bedroom Two 10'09 x 9'00 (3.28m x 2.74m)

Bedroom Three 9'02 x 8'09 (2.79m x 2.67m)

Bathroom 6'10 x 6'07 (2.08m x 2.01m)

