



£550,000

**Lauriston Mount**

Broadstairs | CT10 1AS



CR Real Estate are delighted to offer to the market this modern and extended three-bedroom detached bungalow located in Lauriston Mount, Broadstairs. The current owners have maintained this property to a high standard and have included many desirable features throughout, making it the perfect home to move straight into and not have to worry about renovating.

This bungalow benefits from a large newly fitted kitchen with ample amounts of work surface, cupboard storage and integrated appliances, a spacious open plan living/dining area with beautiful feature fireplace, conservatory with double door access to the rear garden, home office space, family bathroom and WC along with three generously sized bedrooms with the master featuring an en-suite shower room.

Externally, this property offers an attractive west facing rear garden with grass lawn area and mature shrubs; plus off road parking to the front of the property. This truly is a great family home, and in our opinion this bungalow offers fantastic potential to further expand the living accommodation to create a fourth bedroom, subject to the usual required consents.

Lauriston Mount is ideally located for buyers who are looking to be within close proximity to local schools, amenities, and transport links including direct train lines to London from the mainline train station just over half a mile away. This property is with easy access to the town centre which enjoys an eclectic mix of shops, bars and restaurants; and a little further on and you will reach Broadstairs' gloriously sandy beaches of Viking Bay and Louisa Bay. The nearby A299 Thanet Way provides great access to the motorway network and the Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessible by car.





## Living Room

20'0" x 12'11" (6.10 x 3.96)

## Conservatory

10'11" x 9'4" (3.35 x 2.86)

## Kitchen

11'2" x 10'11" (3.41 x 3.35)

## Bathroom

6'1" x 5'8" (1.87 x 1.75)

## WC

6'1" x 2'11" (1.87 x 0.90)

## Bedroom 1

16'1" x 8'7" (4.92 x 2.63)

## Bedroom 2

16'2" x 12'0" (4.93 x 3.66)

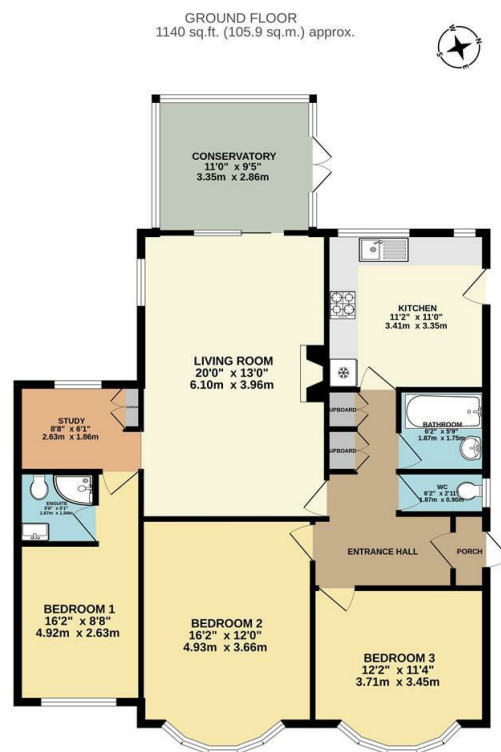
## Bedroom 3

12'2" x 11'3" (3.71 x 3.45)

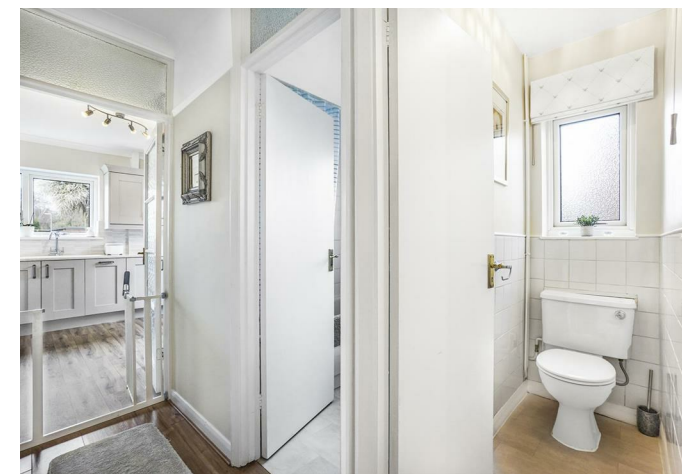
## Study

8'7" x 6'1" (2.63 x 1.86)





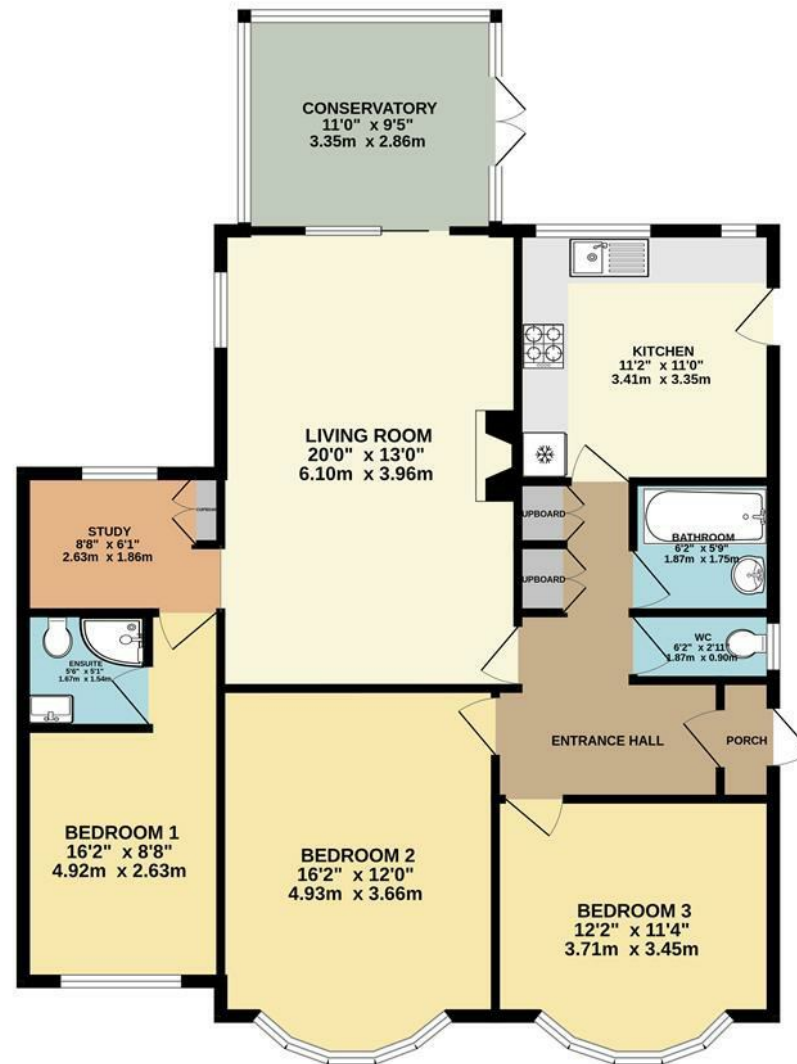
TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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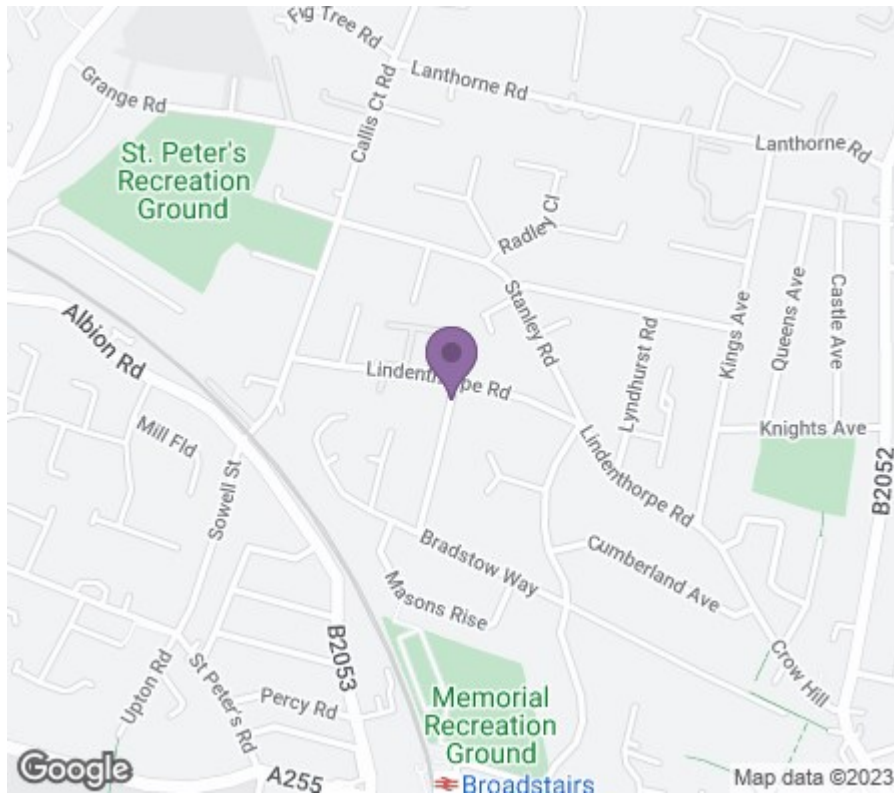
GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



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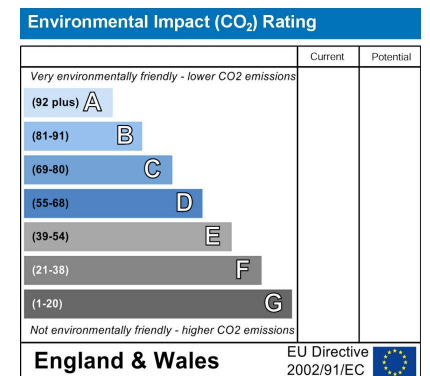
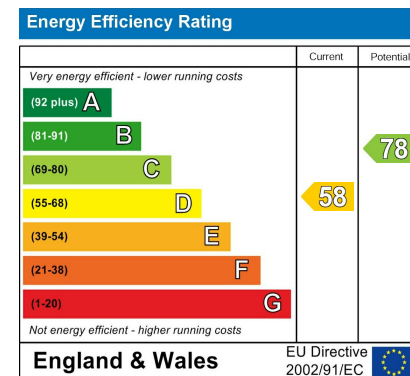
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