



**Botany Road**

Broadstairs | CT10 3SB



# Botany Road , Broadstairs, CT10 3SB

Welcome to Botany Road, where coastal charm meets modern living. This immaculate, four-bedroom semi-detached bungalow nestled in the sought-after area of Broadstairs offers the idyllic seaside lifestyle. Just a short stroll away, you'll find yourself on one of the many blue flag beaches along the picturesque coastline.

Upon entering the property, you're greeted with access to two of the double bedrooms, conveniently situated at the front of the home. To the left-hand side, you'll find the family bathroom and continuing down the corridor towards the rear of the property, you'll discover a beautifully designed kitchen/diner boasting built-in appliances, including a dishwasher.

- Four Double Bedrooms
- Semi-Detached
- Off Road Parking & Garage
- Immaculate Condition
- Loft Conversion
- Two Bathrooms
- Short Walk to Botany Bay Beach
- Great Transport Links

Asking Price £525,000





### Bedroom 1

13'6" x 11'10" (4.12 x 3.63)

### Bedroom 2

13'8" x 10'5" (4.19 x 3.18 )

### Bedroom 3

15'11" x 9'10" (4.87 x 3.00)

### Bedroom 4

12'6" x 10'9" (3.83 x 3.30)

### Kitchen / Diner

20'7" x 10'5" (6.28 x 3.18 )

### Lounge

16'10" x 11'10" (5.15 x 3.63)

### Play Room

12'6" x 8'2" (3.83 x 2.49)

### Dressing Room

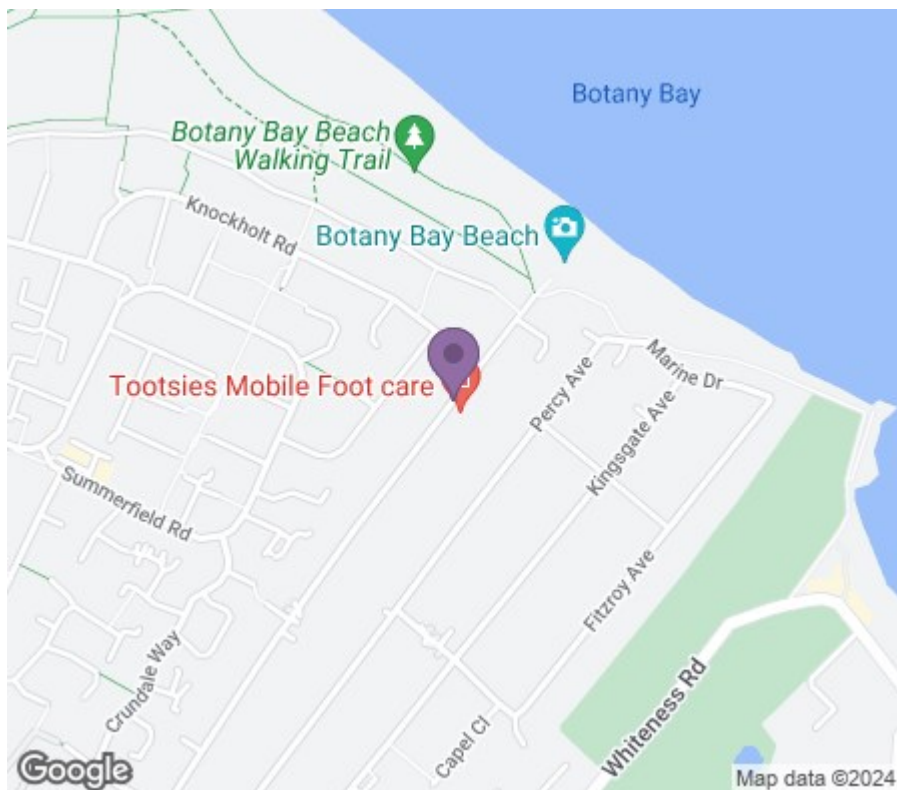
9'10" x 6'5" (3.00 x 1.96)

### GF Bathroom

8'9" x 5'8" (2.67 x 1.73)

### FF Bathroom 3.83 x 1.88





TOTAL FLOOR AREA: 1403 sq.ft. (130.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans 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 guidance 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.

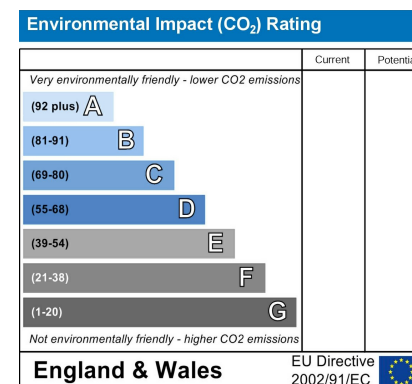
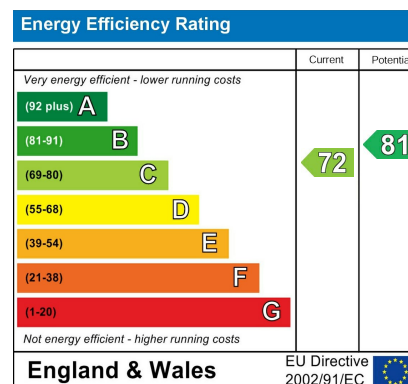
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