



# The Hawthorns

Broadstairs | CT10 2NG

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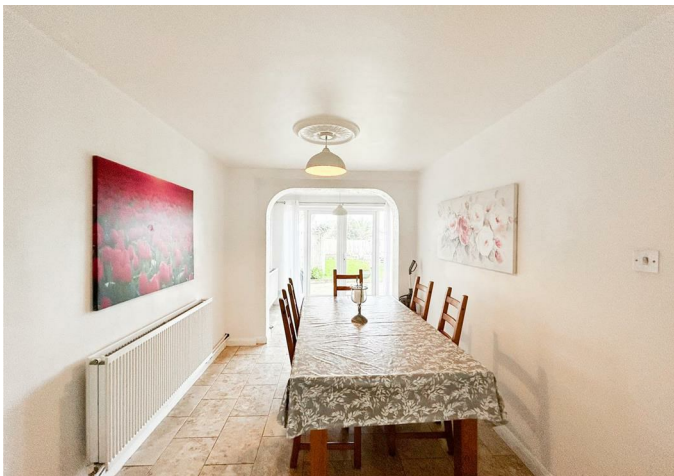
## , Broadstairs, CT10 2NG

Welcome to The Hawthorns, a splendid three-bedroom semi-detached property nestled in the charming and community-driven coastal town of Broadstairs. Combining all the perfect features for a family home, this property offers a delightful blend of comfort and convenience.

Step inside to discover an entrance porch leading to the spacious lounge area that seamlessly transitions into the dining room, ideal for entertaining guests or enjoying family meals together. The separate kitchen provides functionality and style, with ample storage and countertop space. A small extension has been added to the rear of the property, leading onto the generously sized garden adorned with grass lawn, decking and patio areas.

- Three Bedrooms
- Semi-detached House
- Off Road Parking & Garage
- Two Reception Rooms
- Brand New Boiler Feb 2024
- Sought After Area
- Close to Amenities
- Council Tax Band C
- Sun Trap Garden

£350,000

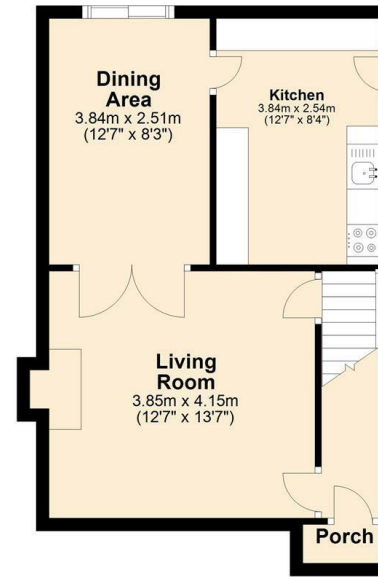






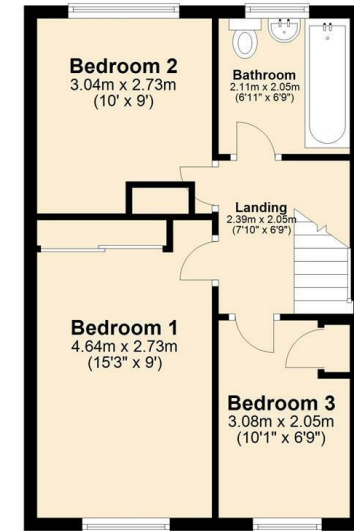
### Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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