

Terence Painter

ESTATE AGENTS



- Detached House
- Four/Five Double Bedrooms
- Two Reception Rooms
- 49" Private Rear Garden with Garden Room
- Garage
- Off Road Parking for Multiple Vehicles
- One Bathroom & Two Shower Rooms
- Spacious & Airy Living Accommodation
- Close to Schools, Shops & Transport Links



7 Beaconsfield Gardens, Broadstairs, Kent. CT10 2AR.

Freehold £595,000

WELL APPOINTED AND SPACIOUS DETACHED FIVE BEDROOM FAMILY HOME, IDEALLY SITUATED IN THE PEACEFUL CUL-DE-SAC OF BEACONSFIELD GARDENS!

This is a brilliant chance to obtain a well appointed house in the private Beaconsfield Gardens. This home has been much loved by the current vendors, who over the years have renovated it and maintained it to an impressive standard. It is ideally located close to Broadstairs Town Centre, Train Station, Shops, Bars, Restaurants and all local amenities.

The generously sized accommodation of this home includes a 34'8" family/dining room, kitchen with some integrated appliances, three shower room/bathrooms , lounge with direct access to garden, five double bedrooms; the principal bedroom featuring an en-suite shower room, well appointed family bathroom and further shower room. Externally this homes spaciousness continues to impress with a 49" rear garden, garage and a large garden room. To the front of the house is a brick paved drive way, providing off street parking for multiple cars and two side access ways to the rear garden and garage.

Don't miss out on an opportunity to view this hidden gem of a property, call us now on 01843 866 866 to arrange your viewing!

INTERIOR

Entrance Hallway

3.70m x 2.34m (12' 2" x 7' 8") The entrance hall features a double glazed window to front, vinyl flooring and two storage cupboards.

Shower Room

1.89m x 1.84m (6' 2" x 6' 0") The shower room features a frosted double glazed window to side, low level w.c and wash hand basin inset to a vanity unit, chrome ladder style radiator, walk-in shower cubicle, tiled walls and flooring.

Kitchen

10.59m x 4.09m (34' 9" x 13' 5") The kitchen has a double glazed window to the front, high and low level kitchen units, dual fuel range cooker with extractor hood over, stainless steel sink unit inset to marble effect countertop with breakfast bar, gas fired boiler, dishwasher, space and plumbing for fridge-freezer and vinyl flooring. The kitchen is open to:

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Family/Dining Room

10.59m x 4.09m (34' 9" x 13' 5") This bright and airy room features laminate flooring, carpet stairs to first floor with under stairs storage space, radiator, extended dining room area with double glazed windows, lantern light and double glazed French doors to the rear garden. There are doors to the Living room and bedroom five/office.

Living Room

4.89m x 4.17m (16' 1" x 13' 8") Double glazed French doors to rear garden, double glazed window to rear garden, media points, radiator and laminate flooring.

Office/Bedroom Five

3.44m x 2.75m (11' 3" x 9' 0") This room has a double glazed window to side, radiator and laminate flooring.

Landing

4.33m x 1.81m (14' 2" x 5' 11") There are carpeted stairs up to the landing that features a radiator and a loft hatch.

Principal Bedroom

4.88m x 4.35m (16' 0" x 14' 3") The principal bedroom has two double glazed windows to rear, TV point, radiator, En-suite shower room and carpeted flooring.

En-suite Shower Room

2.54m x 1.19m (8' 4" x 3' 11") The en-suite shower room includes a low level w.c, wash hand basin, walk-in shower cubicle, radiator, tiled walls and vinyl flooring.

Bedroom Two

4.36m x 2.88m (14' 4" x 9' 5") This bedroom has a double glazed frosted window to front, radiator and carpeted flooring.

Bedroom Three

3.18m x 2.98m (10' 5" x 9' 9") This bedroom features a double glazed frosted window to front, radiator and carpeted flooring.

Bedroom Four

3.16m x 2.99m (10' 4" x 9' 10") Bedroom four features a double glazed window to side, radiator and carpeted flooring.

Bathroom

2.43m x 2.01m (8' 0" x 6' 7") The bathroom benefits from a double glazed frosted window to side, low level w.c, wash hand basin, radiator, bath with tiled surround, tiled walls and vinyl flooring.

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EXTERIOR

Rear Garden

14.96m x 11.68m (49' 1" x 38' 4") The garden is mainly lawned and features a paved area with two side access ways. There is access to the garage and a 17'3" garden room with electricity.

Garage

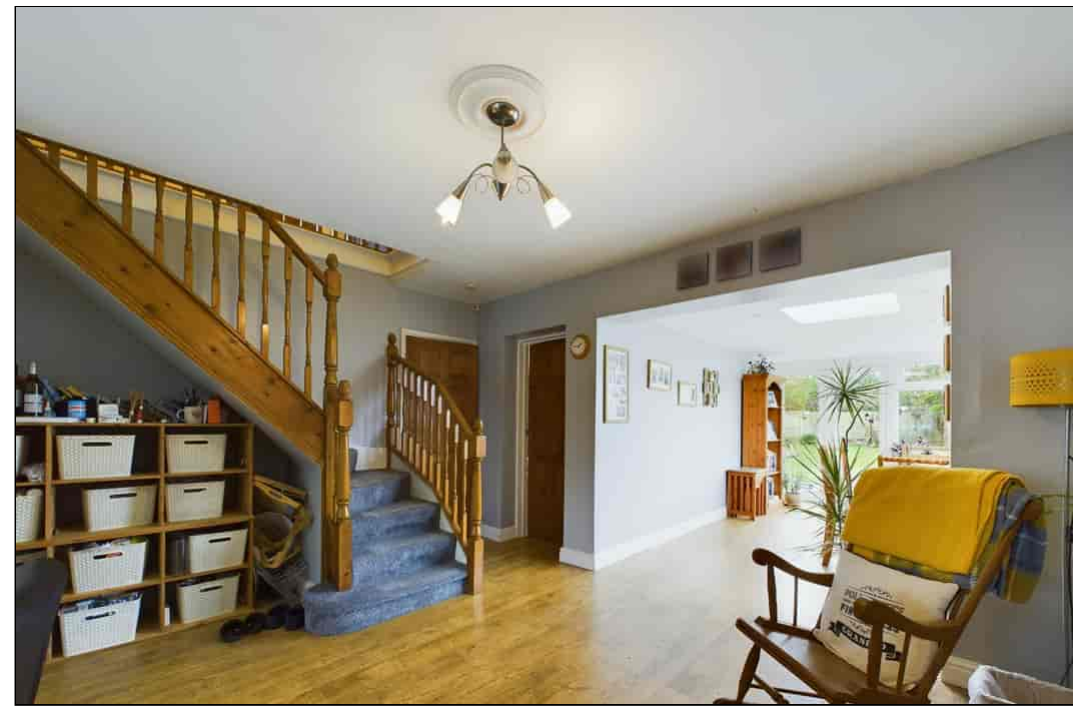
7.16m x 1.80m (23' 6" x 5' 11")

Parking

There is a driveway with off street parking available for multiple vehicles.

Council Tax Band

The Council tax band for this property is - D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

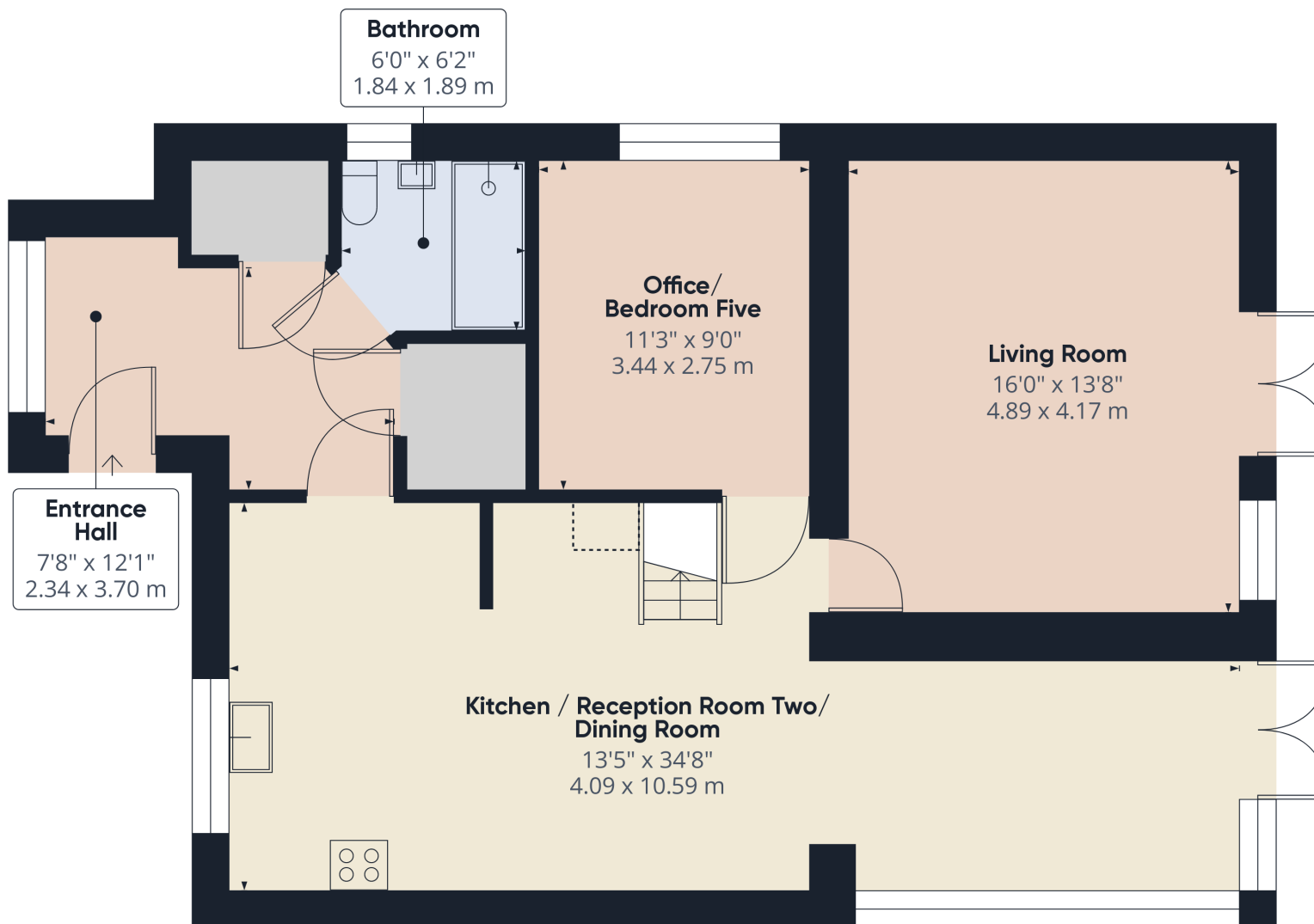


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Bathroom
6'0" x 6'2"
1.84 x 1.89 m

**Office/
Bedroom Five**
11'3" x 9'0"
3.44 x 2.75 m

Living Room
16'0" x 13'8"
4.89 x 4.17 m

**Entrance
Hall**
7'8" x 12'1"
2.34 x 3.70 m

**Kitchen / Reception Room Two/
Dining Room**
13'5" x 34'8"
4.09 x 10.59 m

Ground Floor Building 1

Approximate total area⁽¹⁾

872.62 ft²
81.07 m²

Reduced headroom

3.79 ft²
0.35 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

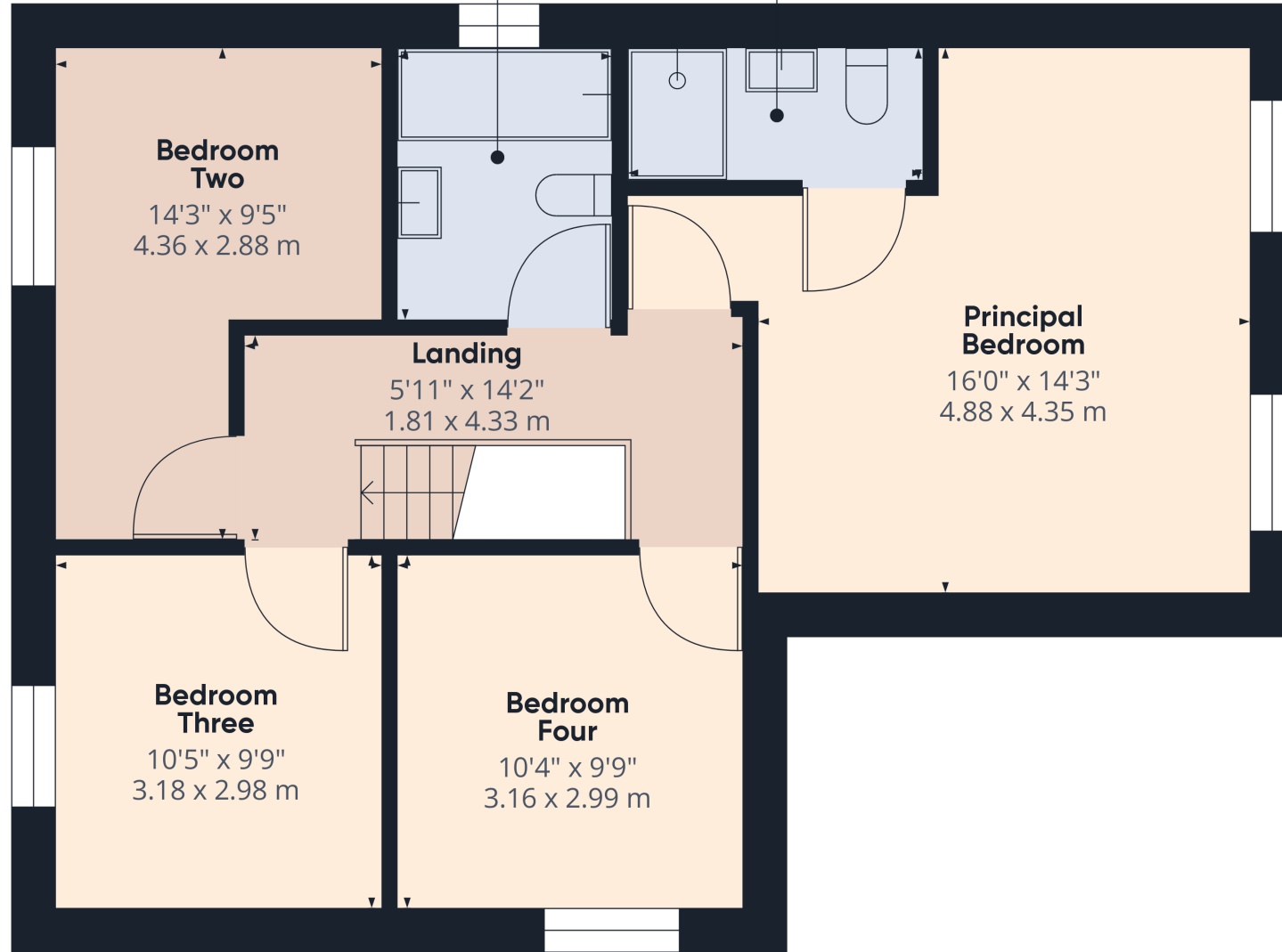
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Family Bathroom
7'11" x 6'7"
2.43 x 2.01 m

En-Suite Shower Room
3'10" x 8'4"
1.19 x 2.54 m

Bedroom Two
14'3" x 9'5"
4.36 x 2.88 m

Landing
5'11" x 14'2"
1.81 x 4.33 m

Principal Bedroom
16'0" x 14'3"
4.88 x 4.35 m

Bedroom Three
10'5" x 9'9"
3.18 x 2.98 m

Bedroom Four
10'4" x 9'9"
3.16 x 2.99 m

Approximate total area⁽¹⁾

679.42 ft²

63.12 m²

(1) Excluding balconies and terraces

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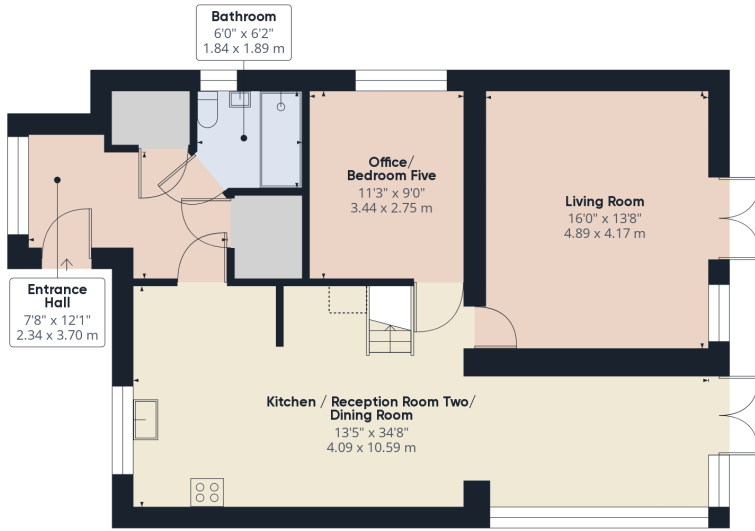
Calculations are based on RICS IPMS 3C standard.

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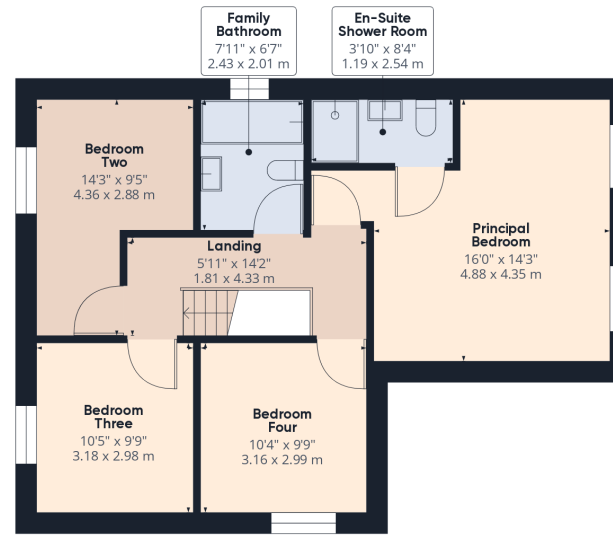
Floor 1 Building 1

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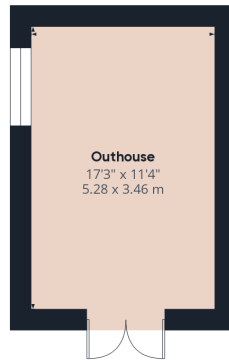
£595,000



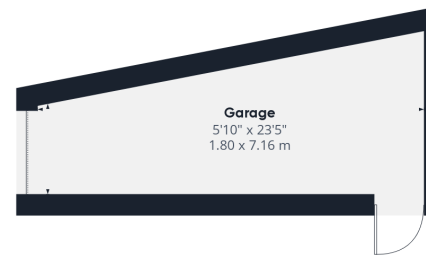
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1935.67 ft²

179.83 m²

Reduced headroom

3.79 ft²

0.35 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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