

Terence Painter

ESTATE AGENTS



- Spacious Semi Detached House
- Four Bedrooms
- 26ft Lounge/Diner
- Breakfast Room
- Fitted Kitchen
- Shower Room/W.C.
- Separate W.C.
- Garage/Workshop & Driveway
- Views Over Park and Sea
- Established Gardens



42 Linden Avenue, Broadstairs, Kent. CT101HR.

Freehold £450,000

SPACIOUS FAMILY HOME OVERLOOKING HOLMES PARK AND JUST A SHORT DISTANCE FROM THE TOWN, RAILWAY STATION AND BEACHES AT STONE & VIKING BAYS

This well presented four bedroom semi-detached house is perfect for family living with direct access from the rear garden out to the park and is located within a miles radius of the towns, shop station and beaches. The property features a 26ft lounge/ diner together with a cosy breakfast room and kitchen overlooking the rear garden.

On the first floor are three good sized bedrooms, the shower room/W.C. and a further W.C. The property also features a dressing room with stairs leading up to the fourth bedroom/home office with sea and park views.

The property also benefits from an integrated garage/workshop and off-street parking.

To arrange your viewing please call the Agents Terence Painter on 01843 866866.

Ground Floor

Entrance Porch

Via glazed entrance door to porch with vinyl tiled flooring and wooden door to hallway.

Entrance Hall

4.86m x 2.38m (15' 11" x 7' 10") Generous hallway with picture rail, laminate flooring, radiator with feature screen and understairs storage cupboard. Doors to lounge/diner and breakfast room.

Lounge/Diner

8.00m x 3.64m narrowing to 2.81m (26' 3" x 11' 11" >) Lounge area with double glazed bay window to front. Feature fireplace with wood surround, brick hearth and electric stove-style fire. Fitted shelves and cupboard to recesses. Radiator and laminate flooring. Dining area with double glazed casement door with side light windows leading to the rear garden. Fitted shelves and cupboard to recesses. Picture rail and radiator.

Breakfast Room

2.86m x 2.44m (9' 5" x 8' 0") Double glazed window to side. Feature fitted corner bench seating. Coved ceiling. Radiator and laminate flooring. Door to kitchen.

Kitchen

3.22m x 3.09m (10' 7" x 10' 2") Window to rear overlooking the garden. Window and door to side. Feature beamed ceiling. Fitted dresser unit. Range of fitted base and wall cabinets. Roll edge work surface area with stainless steel sink unit. Integrated electric oven. Space for fridge-freezer. Space and plumbing for dishwasher and washing machine. Wall mounted gas fired boiler. Vinyl tiled flooring.

First Floor

Half Landing

W.C.

With window to rear. Fitted with low level W.C. and wash hand basin. Laminate flooring.

Dressing Room

3.68m x 2.14m max > to 1.50m (12' 1" x 7' 0" >) Double glazed window to front. Feature vaulted ceiling. Two built-in wardrobes. Fitted shelving to understairs recess. Stairs leading up to:

Home Office/Bedroom Four

2.19m x 2.14m (7' 2" x 7' 0") With double glazed window to rear overlooking park and feature port-hole style window to side with sea view. Feature beams to ceiling. Wood flooring.

Main Landing

Part galleried landing with fitted carpet and hatch to boarded loft space with light.

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Bedroom One

4.38m x 2.99m (14' 4" x 9' 10") Double glazed bay window to front with distant sea views. Built-in wardrobe and fitted shelves. Painted wooden floor. Picture rail and radiator.

Bedroom Two

3.67m x 2.99m (12' 0" x 9' 10") Double glazed window to rear with views over park. Fitted wardrobe. Laminate flooring. Picture rail and radiator.

Bedroom Three

Double glazed window to front with distant sea views. Fitted wardrobe and storage cupboard. Laminate flooring. Picture rail and radiator.

Shower-room/W.C.

Fully tiled to walls and floor and fitted with shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Towel rail radiator. Airing cupboard housing hot water cylinder. Two double glazed windows to side.

Exterior

Rear Garden

43' 2" x 30' 7" (13.16m x 9.32m) Fenced garden with feature raised decking area, lawn and timber summer-house. Rear gate providing direct access to Holmes Park.

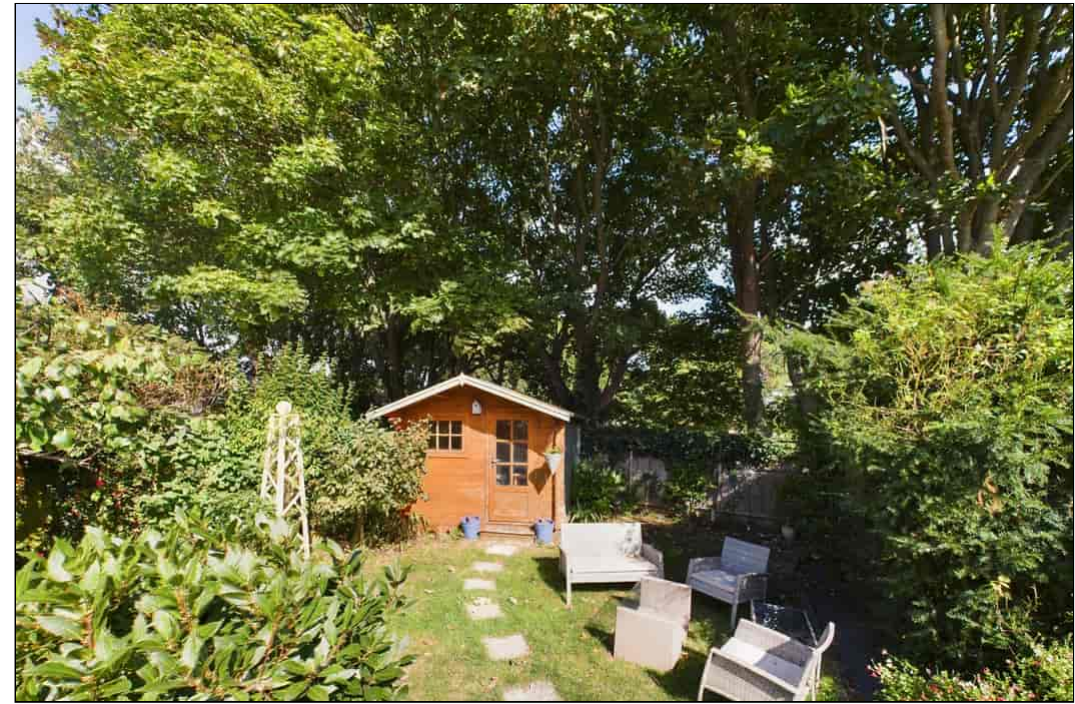
Front Garden & Driveway

With raised planters, driveway providing off-street parking and access to garage.

Garage

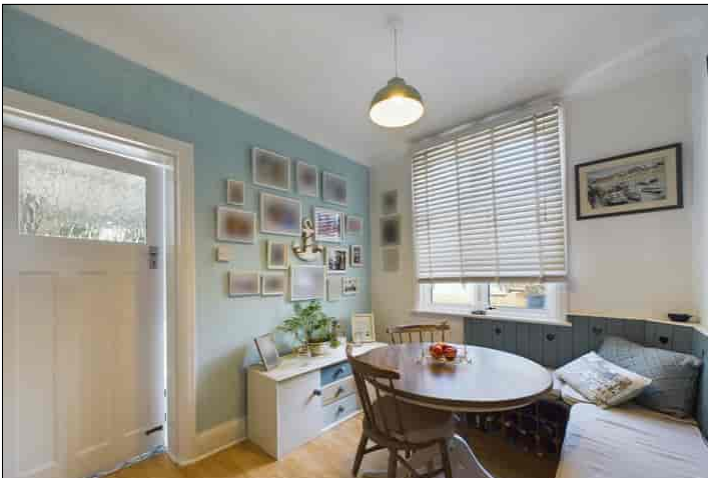
3.78m x 3.06m (12' 5" x 10' 0") Integrated garage with double wooden doors to front.

Council Tax Band - C



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

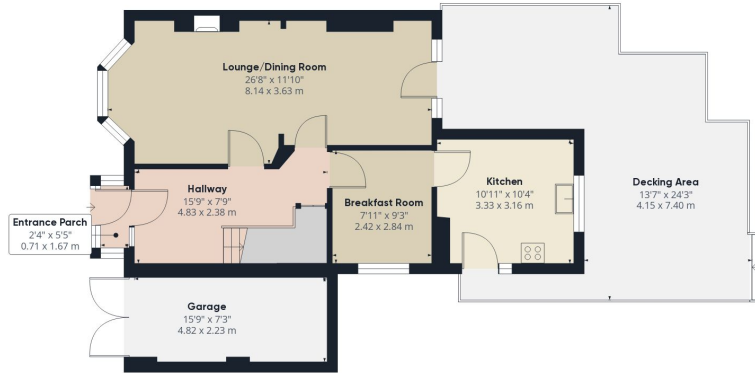


Viewing strictly by prior appointment with the Selling Agents
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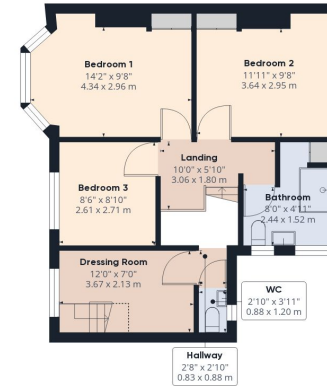
Email: sales@terencepainter.co.uk

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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1322.56 ft²
122.87 m²

Balconies and terraces

405.05 ft²
37.63 m²

Reduced headroom

7.86 ft²
0.73 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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