



**Price**  
**£565,000**

**Freehold**

2x  2x  1x 

**Park Avenue,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards





## Main features

- Garage and off street parking
- Beautifully presented garden
- Located close to Broadstairs,
- Spacious accommodation perfect for a growing family
- Situated close to Dumpton park train station

## Accommodation

### GROUND FLOOR

Hallway

Bedroom 1: 16'1" x 11'10" (4.91m x 3.61m)

Bathroom : 9'3" x 7'10" (2.82m x 2.39m)

Lounge: 24'9" x 12'8" (7.55m x 3.86m)

Utility Room: 8'0" x 5'5" (2.44m x 1.65m)

Garden Room : 15'2" x 15'0" (4.63m x 4.58m)

Study: 11'7" x 9'1" (3.53m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 2: 19'11" x 15'5" (6.07m x 4.70m)

En-Suite Shower Room

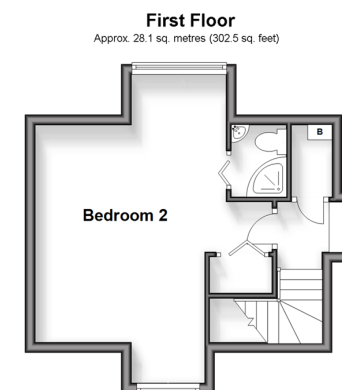
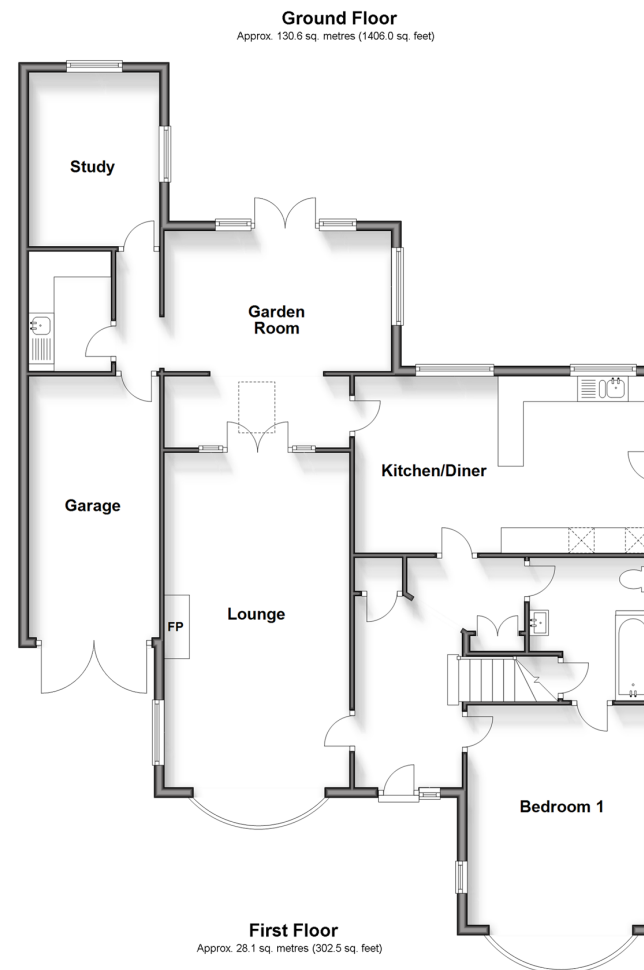
### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden



**Call Broadstairs - 01843 602546 ■ [wardsofKent.co.uk](http://wardsofKent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale