



Oakwood homes<sup>®</sup>  
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## Property brochure



SELWYN DRIVE  
BROADSTAIRS  
KENT  
CT10 2SW

Price: £695,000

5 Bedrooms

2 Receptions

3 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD  
Council Tax F



Broadstairs@oakwoodhomes.biz



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## The Property

Found in a most sought-after and desirable residential location of Selwyn Drive, Broadstairs, is this attractive detached five bedroom family home. This stunning home offers a wealth of accommodation comprising spacious and well-proportioned living accommodation and benefits from two reception rooms plus a kitchen/family room, utility room and a cloakroom to the ground floor. To the first floor, two of the five bedrooms have en-suite facilities and there is a family bath and shower room. Externally there is a driveway with off street parking for two vehicles leading to a double integral garage. The enclosed rear garden has a paved patio with a lawned area and well-stocked plant and flower borders. Situated in the school catchment area for some of the most highly regarded schools in the area and walking distance to Broadstairs town and train station which offers high speed trains to London. Communal charge £216 PA for communal areas

## Location

Situated walking distance to St Peters and Broadstairs High Street. Great catchment area for local primary and secondary schools.

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge

17' (5.18m) x 9'8" (2.95m)

Dining room

11'7" (3.53m) x 11' (3.35m)

Kitchen/breakfast room

25' (7.62m) x 9'8" (2.95m)

Utility room

9' (2.74m) x 7'8" (2.34m)

### FIRST FLOOR

Landing

Bedroom 1

14'3" (4.34m) x 11'7" (3.53m)

En-suite

Bedroom 2

11'8" (3.56m) x 10'10" (3.30m)

En-suite

Bedroom 3

12' (3.66m) x 11'7" (3.53m)

Bedroom 4

12' (3.66m) x 8'1" (2.46m)

Bedroom 5

9'10" (3.00m) x 8'5" (2.57m)

Bathroom

### OUTSIDE

Rear garden, double garage, front garden with off street parking

Communal charges £216pa

N.B The neighbouring property at 41 has right of access across the driveway of number 39

Broadband is delivered via fibre to the property



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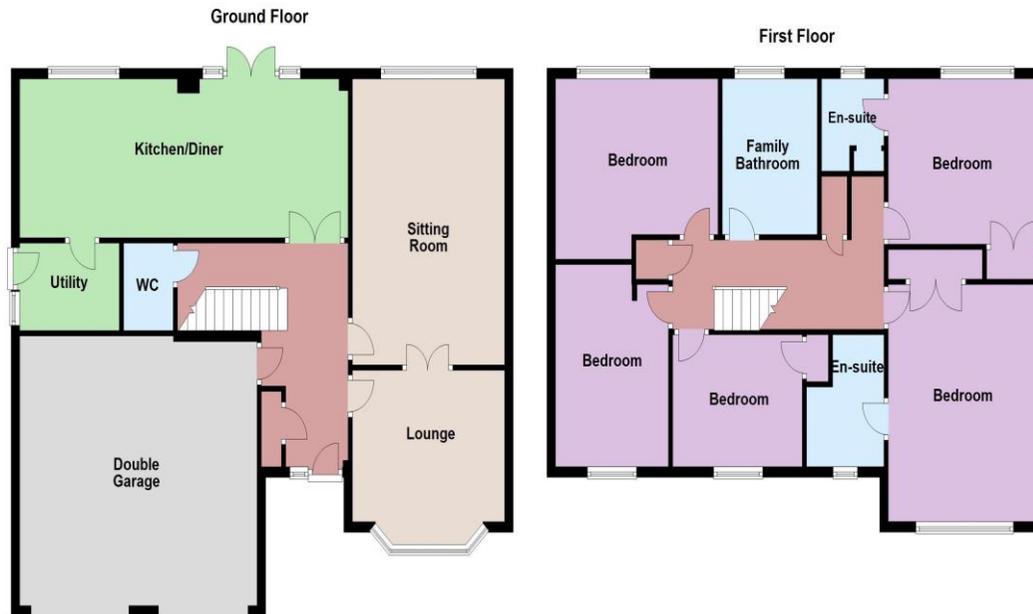


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### Key Features

- Stunning family home
- Five bedrooms
- Three bathrooms
- Double garage
- Cloakroom
- Kitchen/breakfast room
- Utility room
- Two reception rooms
- Rear garden
- Sought after location



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0021912/RLSM20240524



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