



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



HERESON ROAD  
BROADSTAIRS  
KENT  
CT10 1FF

Price: £365,000

3 Bedrooms

1 Reception

2 Bathrooms

2 Allocated Parking Spaces

EPC B

Tenure FREEHOLD  
Council Tax C



Broadstairs@oakwoodhomes.biz



01843 809000



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### The Property

Sought after family home or first time purchase tucked away in the sought after Hereson Road, Broadstairs development. This three bedroom end of terrace home, you have the opportunity to buy a well presented family home now. The house comes with allocated parking for two cars located at the rear of the property. Located in such a great location, you have sandy beaches, Broadstairs town and train station on your doorstep. Internally offering open plan lounge/dining area which is a good size if you are entertaining guests, especially in those warmer months when you can open your patio doors onto the garden area. Externally offering enclosed, low maintenance artificial turf, patio area and gate allowing side access leading to allocated parking. To the first floor you have two double bedrooms, one with an en-suite and a good sized single, so plenty of room for a growing family. There is an annual service charge of £220 for communal grounds and play area.

### Location

Located just a short walk from Broadstairs town centre, the train station, and the picturesque sea front, this home offers the best of both worlds - a quiet, residential setting with easy access to local amenities, schools, and transport links.

### Accommodation

#### GROUND FLOOR

Entrance  
Hallway  
Cloakroom  
Kitchen 10'2" (3.10m) x 7'6" (2.29m)  
Lounge/diner 17'7" (5.36m) x 14'5" (4.39m)

#### FIRST FLOOR

Landing  
Bedroom 1 11'3" (3.43m) x 10'1" (3.07m)  
Em-suite  
Bedroom 2 11'4" (3.45m) x 8'7" (2.62m)  
Bedroom 3 8'2" (2.49m) x 6'7" (2.01m)

#### Bathroom

#### OUTSIDE

Rear garden  
2 allocated parking spaces  
Broadband is delivered via fibre to the premises



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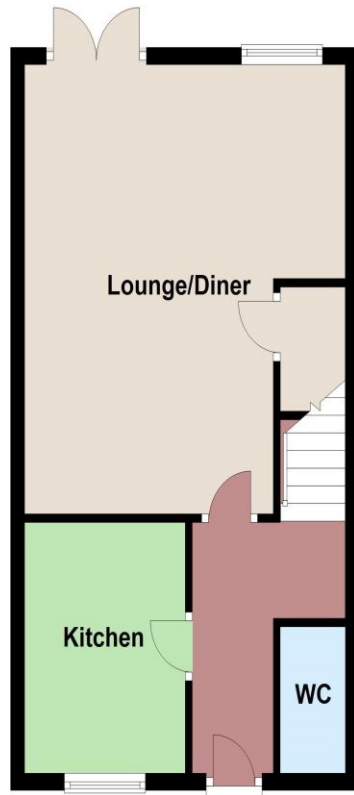
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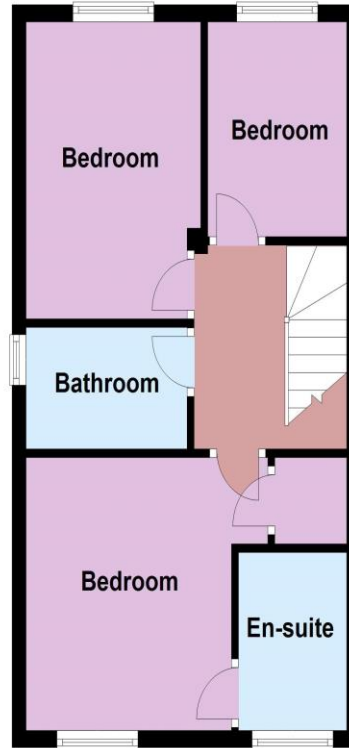


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Ground Floor



First Floor



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### Key Features

- Three bedrooms
- Two bathrooms
- Sought after location
- Family home
- Rear garden
- Good rating EPC B
- Close to town
- Allocated parking

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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. BRO0023756/20241009/RLDP



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