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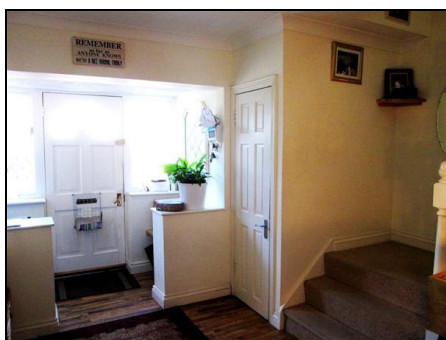
**0.75% +VAT for selling**

**£199 +VAT for letting**

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



## Saralynn, Fordoun Road Broadstairs £ 320,000



- Large Detached Family House
- Ample Off Street Parking
- Enclosed South Facing Rear Garden
- Central Location
- Ideal School Catchment Area
- Conservatory
- Large Lounge
- Gas Fired Central Heating

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed

This large family home is located in the ever popular seaside town of Broadstairs and although it is tucked away the house is conveniently situated close to the town centre, train station/bus routes and schools. It offers spacious rooms for a growing family and is also in close proximity to the local language schools which makes it perfect to take in students/group leaders as a viable source of extra income. The pretty secluded rear garden benefits a south facing aspect and the block paved front drive can accommodate up to five cars. Early viewing is highly recommended.

**Entrance Hall** 4.22m (13'10") x 2.95m (9'8")

Glazed front door with matching sidelight windows into hallway - wooden flooring, radiator, storage cupboard under stairs, telephone point. Doors from hall leading to:

**Lounge** 6.73m (22'1") x 4.01m (13'2")

Fitted carpets, two double radiators, double glazed bay window to front, tv point. French windows leading to:

**Kitchen/Diner** 4.72m (15'6") x 3.76m (12'4")

Door from hallway and glazed door from lounge, ceramic tiled floor, radiator, double glazed window overlooking rear garden. Fully fitted kitchen units with range style gas cooker plus a large integral larder style cupboard. Back door leading to rear garden:

**Conservatory** 4.98m (16'4") x 2.64m (8'8")

Fitted carpets, radiator, double glazed window to the rear and high level sidelight to the side, tv point. Door leading to:

**Utility Room**

Double glazed window to side, plumbing and electrics for washing machine and tumble dryer.

**Shower Room**

Laminate wooden flooring, radiator, double glazed window to side, white suite comprising - pedestal hand basin, low-level wc and shower cubicle with electric shower over. High level cupboard housing consumer unit.

**Stairs to First Floor Landing**

Doors leading to all rooms:

**Bedroom One** 4.44m (14'7") x 2.79m (9'2")

Fitted carpets, radiator, double glazed window to front, glazed fitted wardrobes, tv point.

**Bedroom Two** 3.76m (12'4") x 3.30m (10'10")

Fitted carpets, radiator, double glazed window to rear, tv point.

**Bedroom Three** 2.97m (9'9") x 2.57m (8'5")

Fitted carpets, radiator, double glazed window to side, tv point.

**Bedroom Four** 2.90m (9'6") x 3.84m (12'7")

Fitted carpets, radiator, double glazed window to rear, tv point.

**Family Bathroom** 1.68m (5'6") x 2.84m (9'4")

Laminate flooring, white bathroom suite comprising bath with overhead shower and glass panel, pedestal hand basin, low level wc, matching ceramic wall tiles, heated towel rail and double glazed window to the front.

**Rear Garden**

Secluded south facing rear garden, part patio and laid to lawn with surrounding shrubs and trees, also incorporating a large fishpond.



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**Front Garden**

Large block paved area to accommodate up to five cars.

**Energy Performance Certificate**

