



Argyle Avenue, Westbrook





12 Argyle Avenue
Westbrook
Margate
Kent
CT9 5RW



Description

Ground Floor

- Entrance
- Entrance Hall
- Kitchen/Dining Room
8'9 x 32'10
(2.67m x 10.01m)
- Utility Room
5'3 x 6'6
(1.60m x 1.98m)
- WC
- Lounge
14'7 x 13'5
(4.45m x 4.09m)
- Living Room
12' x 12'2
(3.66m x 3.71m)
- Office
7'9 x 10'6
(2.36m x 3.20m)

First Floor

- Bedroom
10'10 x 12'2
(3.30m x 3.71m)

- Bathroom
- Bedroom
10'7 x 12'10
(3.23m x 3.91m)
- Dressing Room
- En Suite
- Bedroom
8'6 x 7'8 + wardrobe
(2.59m x 2.34m + wardrobe)
- Bedroom
10'9 x 13'10
(3.28m x 4.22m)

Second Floor

- Bedroom
13'11 x 11'9
(4.24m x 3.58m)
- Bathroom

Exterior

- Front Garden
- Rear Garden
- Games Room
19'4 x 12'10
(5.89m x 3.91m)

Property

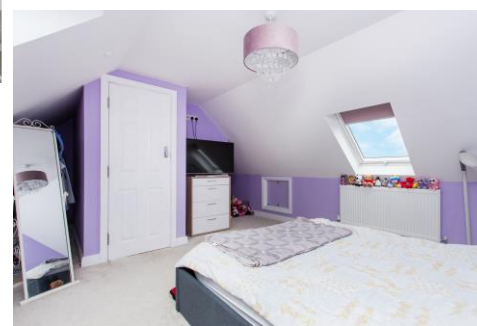
EXTENDED FAMILY HOME!

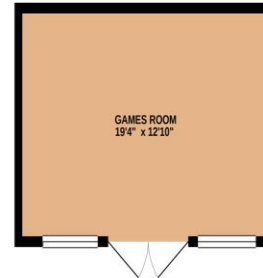
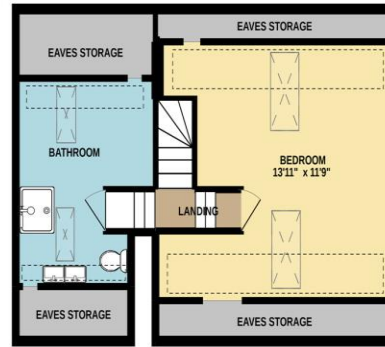
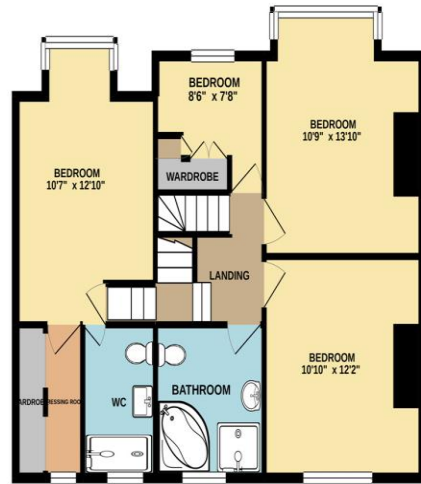
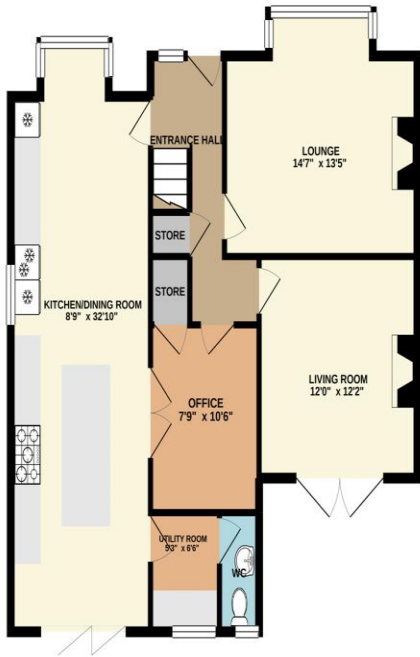
Larger than most FIVE bedroom semi-detached home located in the sought-after 'Argyle Avenue' in Westbrook. The property has been extended upwards and outwards with the accommodation arranged over 3 floors. The ground floor comprises; spacious entrance hall, bay fronted lounge, kitchen/diner boasting an island with oak worktops, office, utility room, downstairs shower room and another reception room. On the first floor you have 4 bedrooms with a family bathroom and an en-suite to the main bedroom. Lastly, on the second floor you have the 5th bedroom with another shower room across the landing. To the rear of the property is a garden which is mainly laid to lawn but also includes paving. There is a newly built summer house which includes power and lighting and space next to it which currently hosts a hot tub. Further benefits include off street parking to the front for 2 cars. In our opinion this is a stunning family home which has been cared for over the years of ownership and is ready for the new owners to move straight in without having to worry about doing anything!



Location

Situated in the popular area of Westbrook, a few minutes walk from Margate station with fast rail links to London, and within walking distance to the lovely family orientated Westbrook beach. This property is also convenient for the local Sports Centre, Hartsdown Park and playing fields, schools, nursery schools and doctors surgery which are all within walking distance. Within a short walk of the seafront with lovely coastal walking and cycling routes. Margate town centre is also close by with the popular seafront including the Old Town and Turner Contemporary art gallery. The area boasts a number of highly regarded schools in both the public and private sectors as well. There is also a railway station providing a high-speed service via Ashford International to London St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

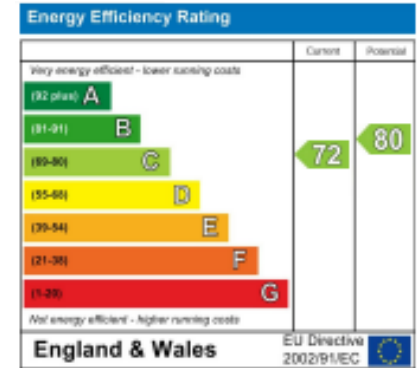




TOTAL FLOOR AREA : 2368 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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