



Price

£550,000

Freehold

6 x 

3 x 

3 x 

**Tivoli Park Avenue,
Margate**

Lovetts are delighted to market this spacious 6 bed property at Tivoli Park Avenue Margate.

Set back from the main road, this spacious family home welcomes you through a private gated entrance with parking for multiple vehicles.

On the ground floor, a bright Hallway provides access to well-proportioned rooms. The large Reception room is filled with natural light and features a charming fireplace, with french doors leading to the Conservatory, a versatile space that opens directly onto the private Garden. At the front of the property, the fully fitted Kitchen/Dining area offers ample wall and base units, a dual range cooker, plumbing for a washing machine, and space for a fridge freezer.

The ground floor also boasts three double Bedrooms, two with built-in storage, and one benefiting from a spacious en-suite wet room with a three-piece suite. A separate family Bathroom, also with a three-piece suite, completes this level.

Upstairs, you'll find three further double Bedrooms, all with built-in storage, along with an additional Bathroom featuring a walk-in shower and matching three-piece suite.

Externally, the property impresses with a double garage, extensive parking, a wrap-around garden, and a summer house, offering the perfect blend of practicality and outdoor enjoyment.









- EPC Rating - C
- 0.4 Miles To Train Station
- 6 Bedrooms
- Detached House
- Double Garage
- Summer House
- Gated Driveway For Multiple Vehicles
- Private Garden
- Close To Margate Beach







| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 81 |
| England & Wales | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC  | |

