



Oakwood homes[®]
putting people first

Property brochure



DANE ROAD
MARGATE
KENT
CT9 2AE

Offers Over: £400,000

3 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC B

Tenure FREEHOLD
Council Tax B



margate@oakwoodhomes.biz



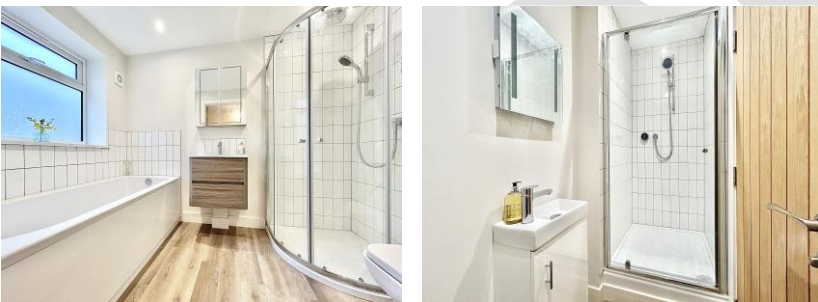
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

AWARD WINNING SEMI DETACHED NEW BUILD.....Having been awarded the Margate Civic Society Town Pride Award, this immaculately presented and spacious 3 storey semi detached new build offers everything you expect from a modern family home. Sympathetically constructed with a period aesthetic the property offers a generously proportioned kitchen/breakfast room, utility area and bathroom on the ground floor, double bedroom and living room on the first floor and 2 further double bedrooms plus shower room to the second floor. To the front is a block paved driveway and to the rear an enclosed rear courtyard garden. To the rear of the garden is a large brick built storage room which, subject to conversation, would make a perfect home office, gym or studio. Above the storage room is a fantastic roof terrace accessed via a spiral staircase from the rear courtyard. Other benefits include gas central heating and double glazing throughout. Offered to market chain free with vacant possession call Oakwood homes to view

Location

Located on Dane Road, close to Dane Park. Margate Old Town, Northdown Road and the sea front are all within easy walking distance. In and around the Old Town you will find a number of shops, bars and restaurants and across the main sands is the railway station providing high speed rail links to London and beyond.

Accommodation

GROUND FLOOR

Kitchen/Breakfast Room	13'9" (4.19m) x 12'6" (3.81m)
Utility Area	9'5" (2.87m) x 6'9" (2.06m)
Bathroom	9'7" (2.92m) x 6'1" (1.85m)

FIRST FLOOR

Lounge	14' (4.27m) x 12'11" (3.94m)
Bedroom	13'9" (4.19m) x 12'10" (3.91m)

SECOND FLOOR

Bedroom	13'10" (4.22m) x 12'10" (3.91m)
Bedroom	12'4" (3.76m) x 9'5" (2.87m)
Shower Room	8'7" (2.62m) x 3'5" (1.04m)

OUTSIDE

Block paved driveway to front for 1 car. Courtyard garden to the rear with spiral staircase leading up to an additional roof terrace situated on top of the brick built storage shed 22'2" (6.76m) x 10'5" (3.18m), ideal for conversion in to home office/studio/gym



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DRAFT

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Key Features

- New build
- 3 double bedrooms
- 2 bathrooms
- Parking
- Garden and roof terrace
- Potential studio/office
- Chain free
- Vacant possession

Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0019249/2023|221/ASDP



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