



Oakwood homes[®]
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Property brochure



 Oakwood homes

ALL SAINTS AVENUE
MARGATE
KENT
CT9 5QW

Price: £450,000

4 Bedrooms

3 Receptions

2 Bathrooms

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

A BEAUTIFULLY PRESENTED LARGE 4/5 BEDROOM SEMI DETACHED FAMILY HOME WITH THE HALLS ADJOINING, IN A GREAT LOCATION . This home is a credit to the current owners offering versatile and flexible accommodation to suit various requirements. On the first floor there are 4 bedrooms along with a family bathroom and separate W.C., whilst on the ground floor there is a large lounge, dining room, fitted kitchen with integrated appliances, a sitting room/bedroom 5 with a bathroom off it which is ideal for a teenager or older relative. To the rear of the home is an enclosed 80' (24.38m) garden with side access to the front, patio, lawn and shed. At the front there is a drive for one car. The property is double glazed and has central heating with potential to extend into the loft or rear subject to the normally consents. With Hartsdown Park, the sea front, main line station as well as the leisure centre and schools close by, this property could be the perfect family home.

Location

Located in Westbrook close to the park and leisure centre as well as the sea front, local shops and schools. The railway station is close by providing good rail links to London and beyond, and across the main sands is Margate Old Town with its good selection of shops, bars and restaurants.

Accommodation

GROUND FLOOR

Hall	
Lounge	14'10" (4.52m) x 13'4" (4.06m)
Dining Room	14'3" (4.34m) x 11'10" (3.61m)
Kitchen	21'0" (6.40m) x 8'0" (2.44m) narrowing to 6'1" (1.85m)
Sitting Room/Bedroom 5	10'7" (3.23m) x 9'6" (2.90m)
Bathroom	9'6" (2.90m) x 6'4" (1.93m)
FIRST FLOOR	Landing
Bedroom 1	15'10" (4.83m) x 14'10" (4.52m)
Bedroom 2	14'6" (4.42m) x 12'9" (3.89m)
Bedroom 3	9'7" (2.92m) x 7'10" (2.39m)
Bedroom 4	8'4" (2.54m) x 6'3" (1.91m)
Bathroom	6'5" (1.96m) x 5'5" (1.65m)

Separate W.C

OUTSIDE

Front garden with path to front door. Drive for one car.
Enclosed rear garden approx 80' (24.38m) with patio area, lawn, shed and side access.



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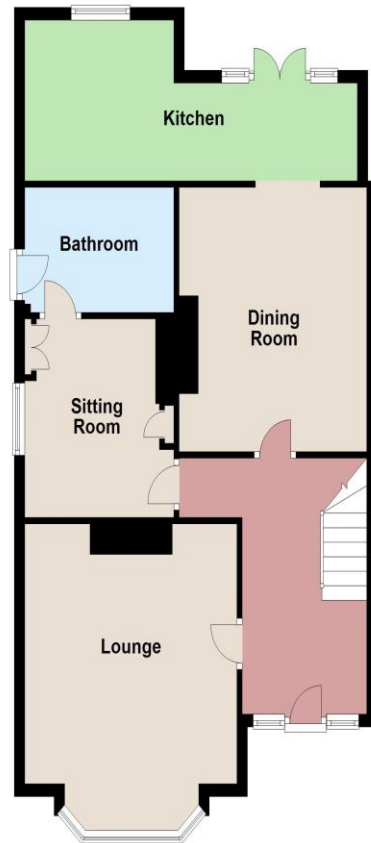


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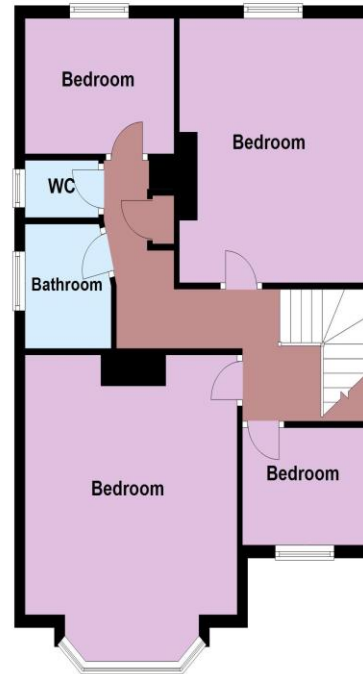


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Ground Floor



First Floor



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Key Features

- Large halls adjoining semi
- 4/5 bedroom semi
- 2/3 reception rooms
- 2 bathrooms
- Fitted kitchen with integrated appliances
- 80ft enclosed rear garden
- Driveway
- Double glazing and central heating
- Potential to extend
- Great location
- Must be seen

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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. MAR0022953/20230117/DGDP



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