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## Property brochure



NASH COURT GARDENS  
MARGATE  
KENT  
CT9 4DG

Price: £340,000

3 Bedrooms

2 Receptions

1 Bathroom


Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



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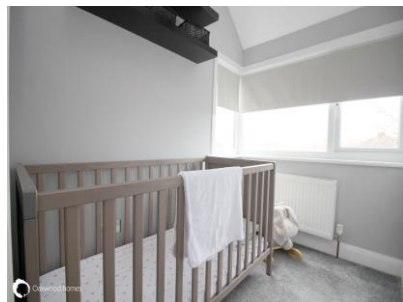
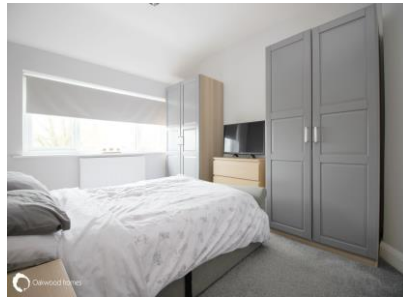
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### The Property

AN EXCEPTIONAL PROPERTY WITH A LARGE GARDEN AND PARKING.....Having been refurbished throughout and heavily extended this property would make the perfect family home. The addition of a large kitchen/diner extension to the rear ties in beautifully with an open plan family room whilst still retaining a more formal, separate living room to the front. The fitted kitchen, which includes an integrated oven & hob, fridge/freezer, dishwasher and washer/dryer, sit behind modern charcoal shaker style units with an oak work top over, and looks out on your large, west facing rear garden. At the end of the garden is a log cabin with power and light. Upstairs there are 3 bedrooms and a family bathroom. To the front of the property is a driveway for 2 vehicles with a charging point for an electric vehicle. Other benefits include solid wood doors throughout, full double glazing and gas central heating off of a combi boiler. Call Oakwood homes now to view.

### Location

Located in the much sought after Nash Court Gardens which is well placed for Westwood Cross, Margate Old Town and mainline station as well as the QEQM hospital and a number of stunning beaches.

### Accommodation

#### GROUND FLOOR

Formal Living Room	11'11" (3.63m) x 10'6" (3.20m)
Family Room	15'8" (4.78m) x 9'11" (3.02m)
Kitchen/Diner	15'4" (4.67m) x 13'4" (4.06m)

#### FIRST FLOOR

Bedroom 1	11'11" (3.63m) x 10'1" (3.07m)
Bedroom 2	10' (3.05m) x 9'10" (3.00m)
Bedroom 3	7'2" (2.18m) x 5'3" (1.60m)
Bathroom	6'10" (2.08m) x 5'7" (1.70m)

#### OUTSIDE

Front Off street parking for 2 vehicles, electric charging point, side access  
Rear West facing rear garden, approx 75' (22.86m). Patio and lawn leading to further patio. Log Cabin & shed with power and light.

Broadband is delivered via fibre to house



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### Key Features

- Beautifully presented
- Fully renovated
- Extended
- 3 bedrooms
- Bathroom
- Lounge
- Open plan kitchen/diner
- Off street parking
- Landscaped garden with chalet

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0021427//20240406/ASDP



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