

# Property brochure























## Property brochure

### The Property

LARGE EXTENDED PERIOD FAMILY HOME CLOSE TO THE TOWN CENTRE.....Located on Connaught Road, close to the QEQM Hospital and sea front, sits this impressive 3 storey, bay fronted house. The spacious accommodation comprises 2 reception rooms and extended kitchen/breakfast room to the ground floor, 3 bedrooms, family bathroom and separate W.C on the first floor, and a further 2 bedrooms on the second floor. Externally there is a small front garden with steps up the front door, and the rear a good sized, enclosed rear garden mainly laid to lawn. Other benefits include gas central heating and double glazing. Call Oakwood homes for further information.

#### Location

Located on Connaught Road, Margate close to the QEQM Hospital, town centre, sea front and train station offering high speed rail links to London and beyond. Margate Old Town is within easy reach and offers a great selection independent shops, bars and restaurants.

#### Accommodation

GROUND FLOOR Entrance Porch Entrance Hall

Lounge 16'2" (4.93m) into bay x 14'3" (4.34m)

Dining Room 12'10" (3.91m) x 12'7" (3.84m) Kitchen 12' (3.66m) x 10'4" (3.15m) Breakfast Room 14'1" (4.29m) x 9'7" (2.92m)

FIRST FLOOR

 Bedroom 1
 16'6" (5.03m) x 10'10" (3.30m)

 Bedroom 2
 12'10" (3.91m) x 12'7" (3.84m)

 Bedroom 3
 9'6" (2.90m) x 7'1" (2.16m)

 Bathroom
 10'3" (3.12m) x 8'7" (2.62m)

W.C

SECOND FLOOR

Bedroom 4 17'7" (5.36m) x 12'10" (3.91m) Bedroom 5 11'8" (3.56m) x 10'6" (3.20m)

OUTSIDE

Small front garden with steps up to front door. Walled rear garden approx. 50' (15.24m), storage shed On street parking only

Broadband is provided via fibre to the cabinet



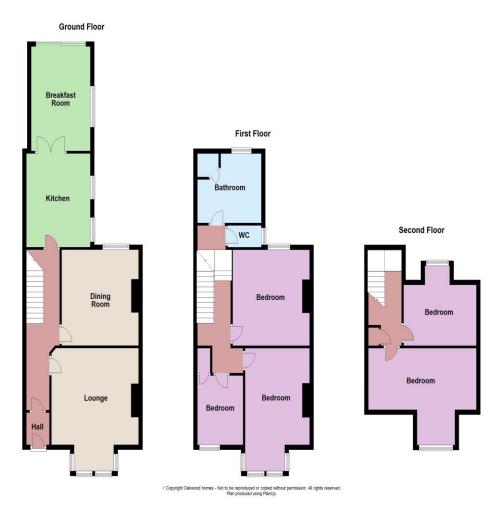


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#### **Key Features**

- 3 storey period family home
- 5 bedrooms
- 2 receptions rooms
- Extended kitchen/breakfast room
- Private garden
- Double glaze
- Centrally heated

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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. MAR0008911/20240410/DGDP







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