



Oakwood homes®
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Property brochure



ALL SAINTS AVENUE
WESTBROOK
KENT
CT9 5QW

Price: £600,000

4 Bedrooms

2 Receptions

3 Bathrooms

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax E



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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



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The Property

FULL OF CHARACTER AND CHARM AND IN THE WESTBROOK AREA OF MARGATE, OFFERING 4 BEDROOMS, 3 BATHROOMS AND AN ANNEX AREA IDEAL FOR EITHER AN ELDERLY RELATIVE OR TEENAGER. Offering versatile and flexible accommodation in an attractive detached cottage offering the feel of a period home and built in the 1930s. On the first floor you will find 3 bedrooms all with original built in wardrobes, one with en-suite W.C, with the second bedroom having a balcony, and the family bathroom. On the ground floor there is a large living room with stunning inglenook style fireplace and an office just off it, a separate dining room/snug and a generous fitted kitchen/breakfast room. This leads to a rear lobby area with a shower room and utility area into a covered walkway leading to bedroom 4 with an en-suite shower room. The property has an established wrap around garden with various areas, along with an enclosed courtyard and off road parking for multiple cars. This home has double glazing and central heating and has a great balance of character and charm along with modern and contemporary fittings.

Location

Located on All Saints Avenue which is close to local shops, schools as well as the sea front, local parks and Hartsdown Leisure centre. The Old Town is approximately 3/4 of a mile away with its good selection of bars and restaurants, and mainline station providing good rail links to London and beyond.

Accommodation

GROUND FLOOR

Solid wood entrance door
Hall

Lounge 19'3" (5.87m) x 18'0" (5.49m) max with feature inglenook fireplace
Study/Office 6'4" (1.93m) x 6'0" (1.83m)
Dining Room/Snug 11'3" (3.43m) x 9'0" (2.74m)
Kitchen /Breakfast Room 12'3" (3.73m) x 12'0" (3.66m)

Rear Lobby/Utility Area

Shower Room 6'4" (1.93m) x 6'3" (1.91m)

Covered Walk way with access to courtyard

Bedroom 4 17'7" (5.36m) x 8'0" (2.44m)

En Suite Shower Room 7'4" (2.24m) x 3'1" (0.94m)

FIRST FLOOR

Landing

Bedroom 1 13'4" (4.06m) x 12'7" (3.84m) Not into bay. Original fitted wardrobes

En-suite W.C

Bedroom 2 15'1" (4.60m) x 12'2" (3.71m) door to Balcony. Original fitted wardrobes

Bedroom 3 9'1" (2.77m) x 6'0" (1.83m) Original fitted wardrobes

Bathroom 9'3" (2.82m) x 6'6" (1.98m)

OUTSIDE

Wrap around garden on three sides with area of lawn with established borders enclosed courtyard area

Drive way with off road parking for multiple vehicles

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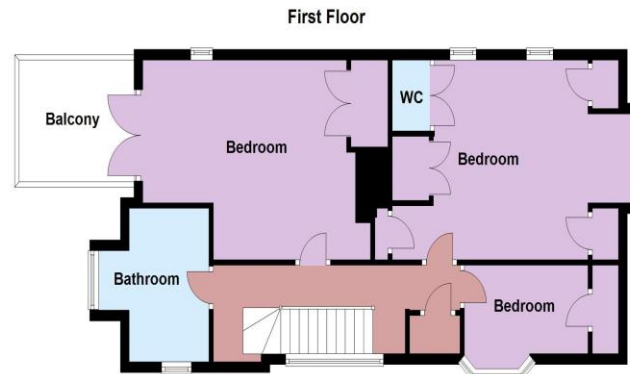


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Key Features

- Lovely 4 bedroom detached cottage
- Wrap around garden
- 2 reception rooms
- 3 bathrooms
- Fitted kitchen/breakfast room
- Utility Area
- Balcony
- Enclosed courtyard
- Off road parking
- Office
- Flexible accommodation

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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. MAR0013630/20240430/DGDP



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