



Oakwood homes[®]
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Property brochure



GARRARD AVENUE
MARGATE
KENT
CT9 5PY

Price: £395,000

3 Bedrooms

2 Receptions

2 Bathrooms

Off street parking

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

AN AMAZING EXTENDED SEMI DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION, ALONG WITH A LOW MAINTENANCE, VERY CHILD FRIENDLY GARDEN, WITH HOME OFFICE/GYM/BAR. Early viewing is a must as this home is a credit to the current owners and offers 3/4 bedrooms as well as a large open plan kitchen/dining/living room which is the hub of the home. There is also a handy downstairs shower room and utility cupboard, a lounge/bedroom 4, as well as a family bathroom. The home has double glazing and central heating, as well as off road parking for 2 cars. For any hybrid or home worker there is the large cabin to the rear of the garden but could be used for various activities, whilst the rest of the garden is design for entertaining and children to play. The property is in a great location for the station, parks and schools so book a viewing today.



Location

Located in Garrard Avenue in popular Westbrook, with local schools, parks and shops close by and also within 10 minutes walking distance to the sea front. The train station is approx a 15 min walk providing good transport links to London and beyond, whilst across the mains sands is The Old Town with its good selection of bars and restaurants.

Accommodation

GROUND FLOOR

Porch

Entrance Hall

Living Room/Bedroom 4 14'0" (4.27m) x 11'0" (3.35m)

Kitchen/Dining Area 16'7" (5.05m) x 11'5" (3.48m)

Family Room/Lounge 12'4" (3.76m) x 12'1" (3.68m)

Shower Room

Laundry Cupboard

FIRST FLOOR

Landing

Bedroom 1 14'0" (4.27m) x 9'10" (3.00m)

Bedroom 2 11'8" (3.56m) x 10'7" (3.23m)

Bedroom 3 8'1" (2.46m) x 6'5" (1.96m)

Bathroom 5'8" (1.73m) x 5'0" (1.52m)

OUTSIDE

Front garden is block paved with parking for 2 cars. The rear garden is enclosed and low maintenance, with artificial lawn ideal for young children

Cabin/Home Office 11'10" (3.61m) x 8'5" (2.57m) adjacent store 8'5" (2.57m) x 6'7" (2.01m)



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Key Features

- Beautiful family home
- Semi detached
- 3/4 bedrooms
- Shower room
- Family bathroom
- Open plan Kitchen/dining/living room
- Lounge/bedroom 4
- Low maintenance rear garden
- Parking for 2 cars
- Must be seen

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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. MAR0022315/DGSM20240517



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