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## Property brochure



FARLEY ROAD  
MARGATE  
KENT  
CT9 4EP

Price: £550,000

3 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC B

Tenure FREEHOLD  
Council Tax E



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

A SIMPLY STUNNING MODERN CONTEMPORARY 3 BEDROOM DETACHED FAMILY HOME LOCATED IN A SECURE GATED COMMUNITY OF JUST 8 EXECUTIVE HOMES. This home is a credit to the current owners and offers light, bright and airy accommodation with a huge open plan living space, with vaulted ceiling and full height windows. a beautiful well appointed kitchen comprising high quality built in appliances and quartz work surfaces. The ground floor is completed with a double bedroom with walk-in wardrobe and a Jack and Jill bathroom. The galleried first floor landing has a glass balustrade overlooking the living space, with bedroom 1 having an en-suite, and bedroom 2 is still a large double. The quality of these homes is first class and come with double glazing and central heating, as well as secure off road parking with an electric car charging port. The rear garden is enclosed and secure. This amazingly designed home must be seen to be appreciated.

### Location

Located within a secure gated community of 8 houses at the end of Farley Road which is well placed for the QEOM hospital, Westwood Cross as well as Margate itself. Margate and its Old Town have a number of shops, bars and restaurants and across the other side of the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

#### GROUND FLOOR

Hallway

Open Plan Lounge/Kitchen/Diner 25'9" (7.85m) x 16'0" (4.88m)

Bedroom 3 10'7" (3.23m) x 10'0" (3.05m)

Walk-in cupboard/wardrobe 5'8" (1.73m) x 4'7" (1.40m)

Jack & Jill Bathroom 7'3" (2.21m) x 5'7" (1.70m)

#### FIRST FLOOR

Galleried landing

Bedroom 1 16'1" (4.90m) x 12'1" (3.68m)

En-suite Shower Room 12'0" (3.66m) x 3'0" (0.91m)

Bedroom 2 13'6" (4.11m) x 13'0" (3.96m)

#### OUTSIDE

Gated access to development of 8 houses. Off street parking

Garden to rear

We are advised estimated maintenance charges for the gated area are £682 per annum



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## Property brochure

### Key Features

- Stunning modern family home
- Secure gated community
- 3 double bedrooms
- En-suite
- Jack & Jill family bathroom
- Large open plan living/dining room/kitchen
- High quality Integrated kitchen appliances
- Parking with EV point

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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. MAR0023681/20240625/DGDP



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