



Oakwood homes[®]
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Property brochure



ST FRANCIS CLOSE
MARGATE
KENT
CT9 3XG

Price: £279,995

4 Bedrooms

2 Receptions

1 Bathroom

Block paved driveway for 1 vehicle

EPC C

Tenure FREEHOLD
Council Tax B



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The Property

VERSATILE FAMILY HOME IN A CUL DE SAC LOCATION.....Nestled at the top of St Francis Close sits this well maintained family home providing flexible accommodation, a southerly rear garden and off street parking. Upon entering the property via a double glazed porch you step in to a modern fitted kitchen/breakfast room, from here an archway leads you into the main living room, French doors then open out in to your conservatory and from here you can access the low maintenance rear garden. Having been extended prior to the current owners occupation, there is also an additional reception room, or 5th bedroom with French doors to the garden, and a separate utility room with downstairs W.C which could very easily be converted into an en-suite shower room for a ground floor bedroom. On the first floor there are a total of 4 bedrooms and the family bathroom. Priced to sell this property would make an ideal family home or investment property. Call Oakwood homes for further information.

Location

Located in the cul de sac of St Francis Close. There are local shops, schools and parks close by as well as easy access to other facilities and transport links. Margate seafront and the Old Town are about a 1½ miles away and provide a wide selection of bars and restaurants whilst across the main sands is the railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Kitchen

17'4" (5.28m) x 14'5" (4.39m)

Lounge

14'5" (4.39m) x 9'8" (2.95m)

Conservatory

12'2" (3.71m) x 8'3" (2.51m)

2nd Reception/Bedroom 5

13'5" (4.09m) x 7'5" (2.26m)

Utility Room/WC

7'5" (2.26m) x 6'11" (2.11m)

FIRST FLOOR

Bedroom 1

10'8" (3.25m) x 7' (2.13m)

Bedroom 2

8'9" (2.67m) x 8'5" (2.57m)

Bedroom 3

8'4" (2.54m) x 5'5" (1.65m)

Bedroom 4

7'1" (2.16m) x 6'9" (2.06m)

Bathroom

7'8" (2.34m) x 6'10" (2.08m)

OUTSIDE

Front - Block paved driveway for 1 vehicle

Rear - Southerly rear garden with patio and artificial grass. Hot tub to remain

Broadband is delivered via fibre to the cabinet



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Key Features

- End of Terrace
- 4/5 bedrooms
- Modern kitchen
- Conservatory
- South facing garden
- Double glazing
- Central heating

Need a mortgage..?

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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. MAR0024085/241008ASCW



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