



Oakwood homes[®]
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Property brochure



BROOKE CLOSE
MARGATE
KENT
CT9 5FQ

Price: £375,000

3 Bedrooms

1 Reception

3 Bathrooms

Off Street Parking

EPC B

Tenure FREEHOLD
Council Tax D



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 www.oakwoodhomes.biz

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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



The Property

MODERN, CONTEMPORARY, THREE STOREY, RECENTLY BUILT HOME. Set on the fringe of Garlinge village and close to farmer's fields, this 3 bedroom semi detached home must be seen to appreciate the space on offer. Less than 3 years old, the property comes with the added bonus of a builder's warranty, providing peace of mind. As soon as you cross the threshold you can really appreciate the space and quality of build; the kitchen is stocked with integrated appliances, ample storage and work top space and the large lounge opens into the garden through French doors. A downstairs W.C completes the ground floor. Heading to the 1st floor you will discover 2 double bedrooms, both with built in wardrobes and one with an en-suite shower room. The main bedroom sits at the top of the house, and covers the whole footprint of the house and includes storage plus an en-suite. This family home is tastefully decorated, very bright, roomy and modern. Arrange your viewing today.

Location

Located in the popular Garlinge suburb of Margate with playing fields, a local infant/primary school and shops in the area. There are a number of stunning beaches close by as well as the bars and restaurants of both Margate & Westgate-on-Sea nearby, with both having mainline stations providing good rail links to London and beyond.

Accommodation

GROUND FLOOR

Lounge 17'00" (5.18m) x 12'09" (3.89m)

Kitchen 12'09" (3.89m) x 9'03" (2.82m)

Downstairs W.C

FIRST FLOOR

Bedroom 2 10'09" (3.28m) x 10'09" (3.28m)

Bedroom 3 10'09" (3.28m) x 10'09" (3.28m) - En-suite 5'11" (1.80m) x 5'09" (1.75m)

Family bathroom 9'02" (2.79m) x 5'09" (1.75m)

SECOND FLOOR

Bedroom 1 22'08" (6.91m) x 12'01" (3.68m) - En-suite 5'10" (1.78m) x 4'09"

OUTSIDE

Garden to the rear (approx 40ft) & car port to the side with added storage in the roof cavity.

£67 pa Maintenance fee



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Key Features

- Spacious semi detached home
- 3 bathrooms
- Large main bedroom with en-suite
- Less than 3 years old
- Car port
- Builder's warranty

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. MAR0023071/20240206/CDDP



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