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## Property brochure



ST STEPHENS PARK ROAD  
RAMSGATE  
KENT  
CT12 5NE

Price: £585,000

4 Bedrooms

2 Receptions

2 Bathrooms

1 Double Garage

EPC B

Tenure FREEHOLD  
Council Tax E



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

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### The Property

£5,000 stamp duty paid! Brand new 4 double bedroom detached house, ready to move into with many benefits including ample living space, a utility room and office downstairs, 4 double bedrooms on the first floor with an en-suite to the master bedroom, a large double detached garage and an electric car charging port. The rear garden is lawned and fenced. The house has a 10 year new build guarantee and there is high speed broadband to the house. The development has a children's play area to keep the little ones amused and provide a social aspect to the community. The house is close to Westwood Cross shopping and leisure centre, and access to the A299 dual carriageway is also easy for journeys to the Medway towns & London. Call to arrange your viewing!

### Location

St Stephens Park Road is a new development of houses just off Haine Road - close to Westwood Cross shopping & leisure centre and easy for access into the Thanet towns as well as out of town via the A299 Thanet Way which is close by.

### Accommodation

#### GROUND FLOOR:

Hallway  
 Kitchen / diner: 25'6" (7.77m) x 11'4" (3.45m)  
 Utility room: 9'0" (2.74m) x 6'5" (1.96m)  
 Lounge: 17'5" (5.31m) x 13'4" (4.06m)  
 Office: 10'11" (3.33m) x 7'9" (2.36m)  
 Cloakroom: 6'5" (1.96m) x 5'11" (1.80m)

#### FIRST FLOOR:

Bedroom 1: 13'10" (4.22m) x 9'5" (2.87m)  
 En-suite: 8'8" (2.64m) x 7'9" (2.36m)  
 Bedroom 2: 11'5" (3.48m) x 11'3" (3.43m)  
 Bedroom 3: 13'5" (4.09m) x 9'0" (2.74m)  
 Bedroom 4: 13'10" (4.22m) x 9'1" (2.77m)  
 Bathroom: 13'4" (4.06m) x 6'9" (2.06m)

#### OUTSIDE:

Front garden  
 Enclosed rear garden  
 Access to double detached garage: 20'4" (6.20m) x 20'0" (6.10m)



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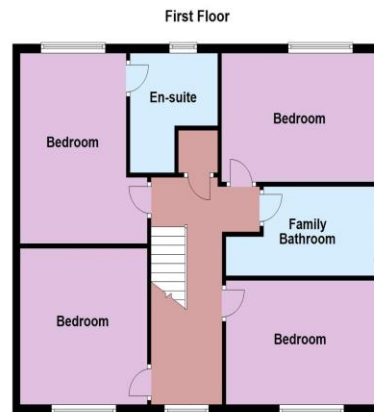
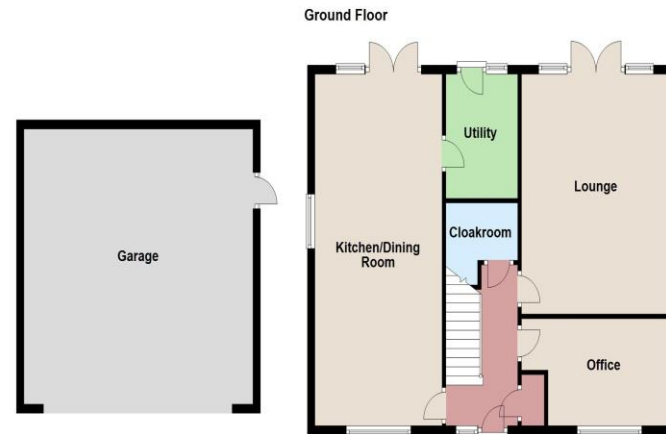
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## Property brochure

### Key Features

- Brand new 4 double bedroom detached house
- £5,000 contribution towards stamp duty
- Close to Westwood Cross and all Thanet towns
- Office & utility rooms
- Double detached garage
- Resident's children's play area

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. RAM0023438/



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