



**Grove Gardens, Margate, CT9 5RQ**  
**Offers In The Region Of £550,000**



# Your Dream Family Home Awaits at Grove Gardens!

TMS warmly invites you to explore your new home at Grove Gardens in Margate! This charming semi-detached house spans two floors and boasts a range of impressive features.

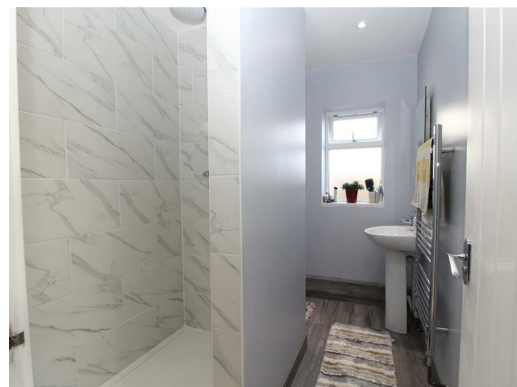
The property greets you with excellent kerb appeal and ample off-street parking for multiple vehicles. Stepping through the porch into the entrance hall, you will immediately appreciate the high-quality finish that sets the tone for the entire home. To the left, the lounge features a stunning open fireplace as its focal point. A convenient utility room and shower room lead to a substantial extension at the rear of the property, where you will find a trendy, modern kitchen/diner bathed in natural light from a beautiful skylight. The impressive 2 x 2.15 metre island creates a welcoming space for friends and family to gather. The kitchen is equipped with premium Bosch appliances, including a double-stacked oven, hobs, and an American-style fridge-freezer. Completing the downstairs is a cosy living room with a log burner.

Upstairs, there are four bedrooms, three of which are doubles, with two being generously sized. The fourth bedroom is a comfortable single. The family bathroom includes a bathtub, toilet, and basin, completing the internal layout.

The rear garden is thoughtfully designed into three sections: a patio area accessed through bi-fold doors from the kitchen, a faux lawn area bordered by mature shrubs and colourful plants, and, at the rear, an impressive log cabin measuring 9 x 5.5 metres, which must be seen to be fully appreciated!

Grove Gardens is situated in a lovely area. Margate train station, approximately a 15-minute walk away, provides high-speed links to London. Margate seafront, a little further on, offers a variety of award-winning eateries and the renowned Dreamland amusement park.

We are excited to show you this wonderful home. Contact us to arrange your personal viewing with a member of our team, available 7 days a week.





## GROUND FLOOR

### KITCHEN/DINER

16'3" x 23'11" (4.96 x 7.30)

### LOUNGE

10'9" x 13'11" (3.28 x 4.25)

### UTILITY ROOM

8'5" x 11'7" (2.57 x 3.55)

### SHOWER

6'3" x 8'9" (1.91 x 2.68)

### LIVING ROOM

14'4" x 10'9" (4.38 x 3.29)

## FIRST FLOOR

### MAIN BEDROOM

10'5" x 12'6" (3.18 x 3.82)

### BEDROOM TWO

14'5" x 11'5" (4.41 x 3.48)

### BEDROOM THREE

7'2" x 9'8" (2.20 x 2.97)

### BEDROOM FOUR

7'1" x 7'5" (2.17 x 2.27)

### BATHROOM

8'3" x 5'4" (2.53 x 1.65)

## EXTERNAL

### GARAGE

14'11" x 7'7" (4.55 x 2.33)

### LOG CABIN

29'6" x 18'0" (9 x 5.5)



## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

## Area Map



## Energy Efficiency Graph

