



All Saints Avenue  
, Margate, CT9 5QL

**Offers In The Region Of £325,000**





Your Dream Family Home Awaits in Margate!

TMS is delighted to present this charming semi-detached house on All Saints Avenue, a property that boasts excellent kerb appeal and ample off-street parking for multiple vehicles.

As you step inside, you are greeted by a spacious entrance hall leading to a cozy yet expansive lounge, where the focal point is a stunning log burner—perfect for creating a warm and inviting atmosphere during the colder months. The space is ideal for both relaxation and entertaining.

Upstairs, the home offers three well-appointed bedrooms: two generous doubles and a comfortable single—perfect for a growing family or a home office. The family bathroom is modern and practical, featuring a large walk-in shower, a contemporary basin, and a toilet, offering both style and functionality.

The beautifully landscaped rear garden is divided into three distinct areas: a patio ideal for outdoor dining, a section bursting with mature shrubs and vibrant plants, and, at the rear, a well-maintained vegetable patch for the green-thumbed homeowner.

Location is key, and this property excels. Just a 15-minute walk to Margate train station, it offers easy access to high-speed links to London, making it perfect for commuters. A short stroll further brings you to Margate's award-winning seafront, where you can enjoy a range of eateries, cafes, and the iconic Dreamland amusement park.

This is a rare opportunity to secure a family home in such a sought-after location. Contact us to arrange your personal viewing today—our friendly team is available 7 days a week to assist you.







## ENTRANCE HALL

## LIVING ROOM

14'6" x 10'5" (4.42m x 3.18m)

## KITCHEN/ DINER

16'4" x 12'4" (4.98m x 3.76m)

## LANDING

## BEDROOM 1

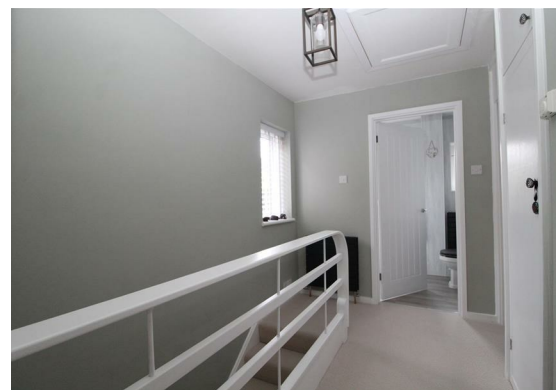
10'0" x 9'11" (3.06m x 3.03m)

## BEDROOM 2

10'9" x 9'11" (3.29m x 3.03m)

## BEDROOM 3

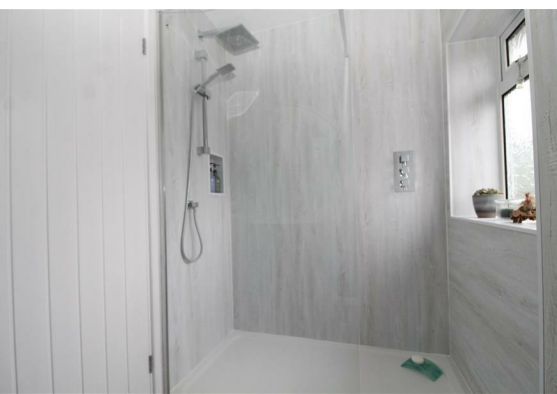
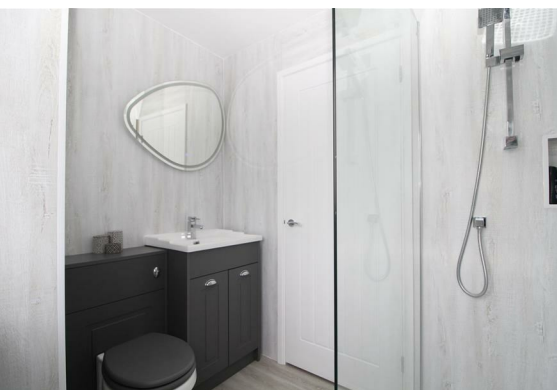
6'11" x 6'5" (2.13m x 1.97m)



## Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Floor Plan



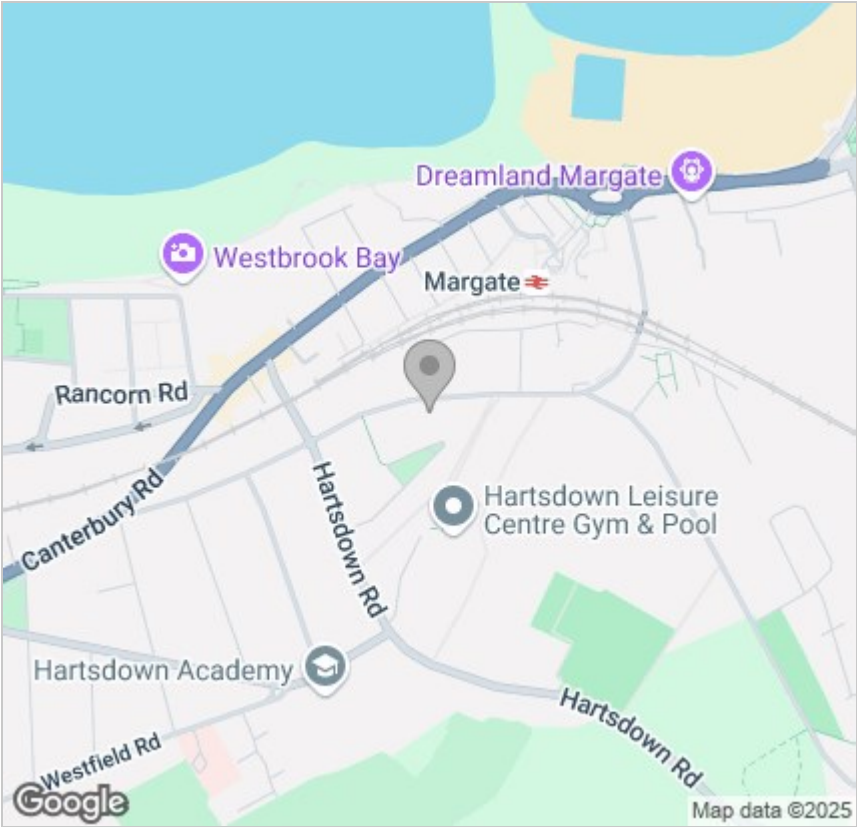
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

