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ESTATE AGENTS

Westfield Road

, Margate, CT9 5NX

Offers Over £460,000

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Occupying a generous corner plot on Westfield Road, Margate, this impressive semi-detached family home offers four double bedrooms, three bathrooms and exceptionally versatile accommodation, alongside a double garage and adjoining workshop.

The ground floor is thoughtfully arranged for modern family life. A spacious kitchen/breakfast room extends the full depth of the right-hand side of the property, providing ample room for a dining table and access to the garden via a side door. A useful lean-to storage area is conveniently positioned nearby, while a utility room with sink sits at the end of the entrance hall.

To the left of the property is a cosy front lounge, with a substantial family and dining room beyond. This generous reception space is ideal for entertaining and family time, and benefits from an adjoining office, a downstairs WC and direct access into the conservatory, which in turn opens onto the garden.

The first floor provides three well-proportioned double bedrooms. The principal suite occupies the full front of the property and features a walk-in wardrobe and en-suite shower room. Two further double bedrooms sit to the rear, served by a family bathroom positioned between them.

A further staircase leads to an expansive loft conversion, which covers the majority of the property's footprint. This superb additional double bedroom benefits from its own en-suite, making it ideal as a principal bedroom, guest suite or private space for a growing family.

Outside, the large corner plot offers excellent outdoor potential, while the double garage and workshop provide valuable storage, parking and scope for hobbies or home-working requirements.

A substantial and adaptable home offering excellent family accommodation in a sought-after Margate location. Early viewing is highly recommended.

Hallway

Lounge
13'6" x 13'1" (4.12m x 4.00m)

Family room
12'0" x 11'9" (3.68m x 3.59m)

Dining room
11'9" x 8'2" (3.59m x 2.50m)

Conservatory
11'9" x 10'6" (3.59m x 3.22m)

Utility room
8'6" x 7'0" (2.61m x 2.14m)

Office
7'0" x 5'5" (2.14m x 1.66m)

WC
7'0" x 2'9" (2.14m x 0.84m)

Kitchen/ breakfast room
24'7" x 9'1" (7.51m x 2.77m)

Lean To
9'0" x 8'8" (2.76m x 2.65m)

Landing

Bedroom 2
19'11" x 13'6" (6.09m x 4.12m)

Walk-in Wardrobe

Ensuite
8'5" x 7'10" (2.57m x 2.41m)

Bedroom 3
12'6" x 8'7" (3.83m x 2.63m)

Bedroom 4
16'2" x 7'10" (4.94m x 2.41m)

Bathroom
7'4" x 6'7" (2.25m x 2.03m)

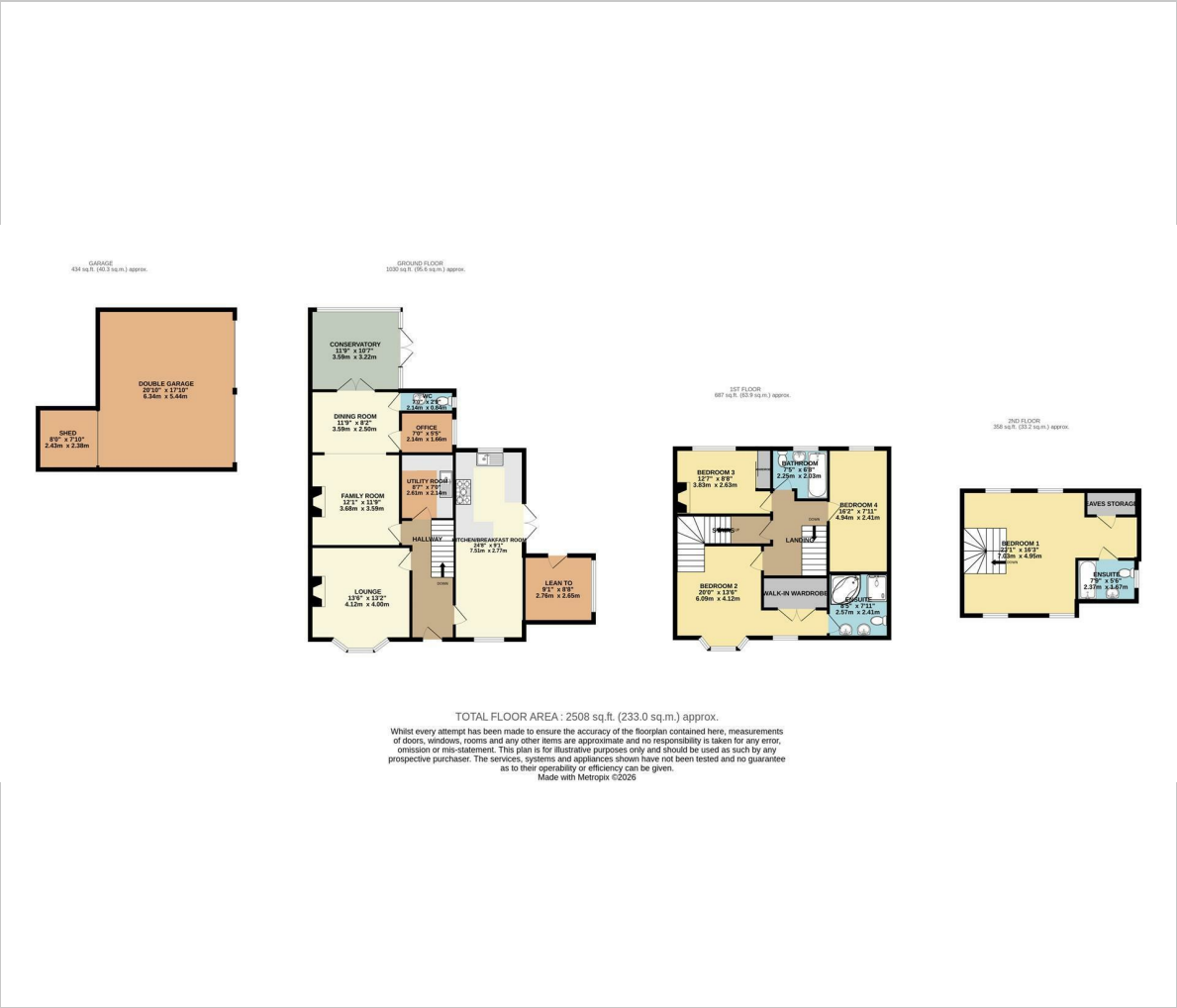
Bedroom 1
23'0" x 16'2" (7.03m x 4.95m)

Ensuite
7'9" x 5'5" (2.37m x 1.67m)

Double garage

Identification checks

Floor Plan



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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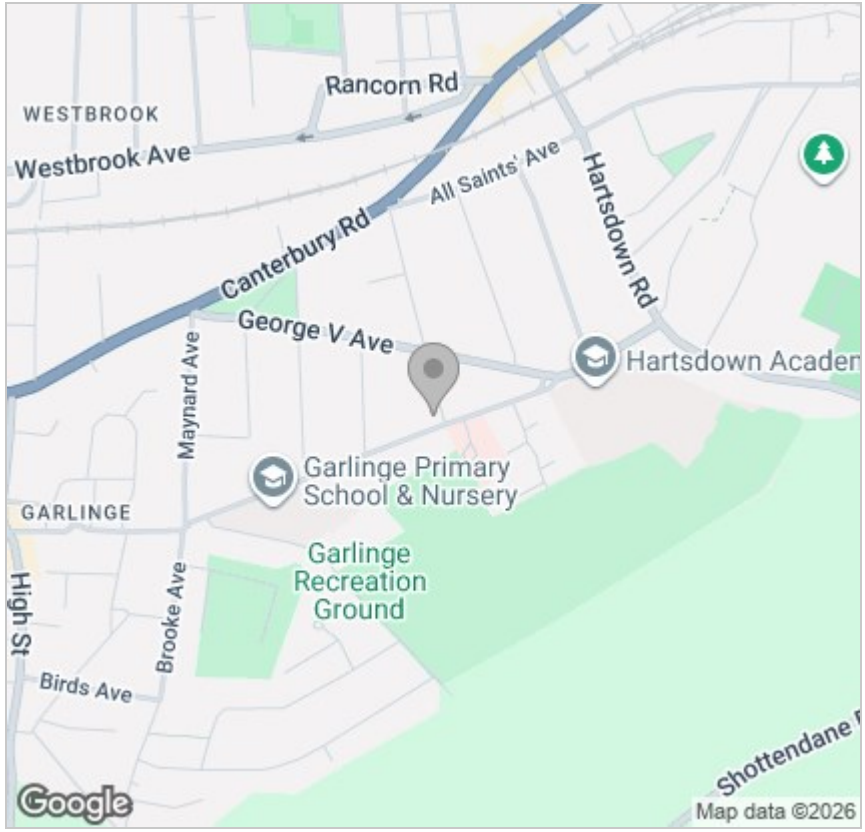
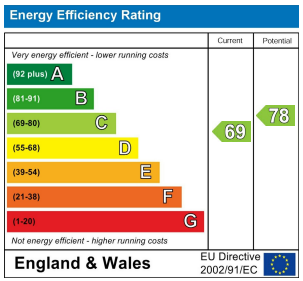
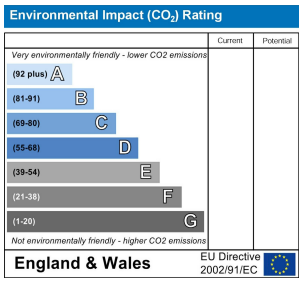
Area Map



Energy Efficiency Graph





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.

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