



Brooke Avenue
, Margate, CT9 5NQ

Offers In The Region Of £290,000



Occupying a substantial plot with an exceptional southerly facing rear garden, this superb three-bedroom family home presents a rare opportunity to acquire a property that perfectly combines generous living space, modern comfort and exciting potential for the future. This home is ideal for growing families, keen gardeners or anyone looking for a property with room to make their own.

The ground floor has been thoughtfully designed with family living in mind, beginning with a welcoming lounge/snug to the front of the property – an ideal space to unwind with a book, create a home office or enjoy a cosy evening. To the rear, the spacious extended lounge is flooded with natural light and offers the perfect setting for entertaining friends and family or simply relaxing with direct access to the rear garden.

Upstairs, the property continues to impress with three bedrooms, two of which large doubles. A family bathroom with a shower and bath next to the separate WC provide additional practicality for busy households.

Stepping outside, the true showstopper is the remarkable extra-large south-facing garden. Bathed in sunshine throughout the day, this incredible outdoor space offers endless possibilities, whether you dream of hosting summer barbecues, creating a children's play area, cultivating a beautiful landscaped garden or even adding further living accommodation in the future. With such a generous plot, there is significant scope to extend or reconfigure the property, subject to the necessary planning permissions, allowing buyers to create their forever home.

To the front and side, the property benefits from ample off-road parking, ensuring convenience for multiple vehicles while further highlighting the generous proportions of the plot.

Offering spacious accommodation, southerly facing garden, excellent parking and outstanding potential to enhance and extend, this is a fantastic opportunity to secure a home that can effortlessly adapt to your needs





Entrance

Living Room
11'9" x 11'6" (3.6 x 3.53)

Dining Room
11'7" x 11'6" (3.54 x 3.53)

Family Room
10'6" x 7'4" (3.22 x 2.25)

Kitchen
15'8" x 6'9" (4.78 x 2.07)



FIRST FLOOR

Bedroom
11'7" x 11'6" (3.54 x 3.53)

Bedroom
11'9" x 10'6" (3.6 x 3.22)

Bedroom
7'0" x 6'11" (2.14 x 2.12)

Bathroom

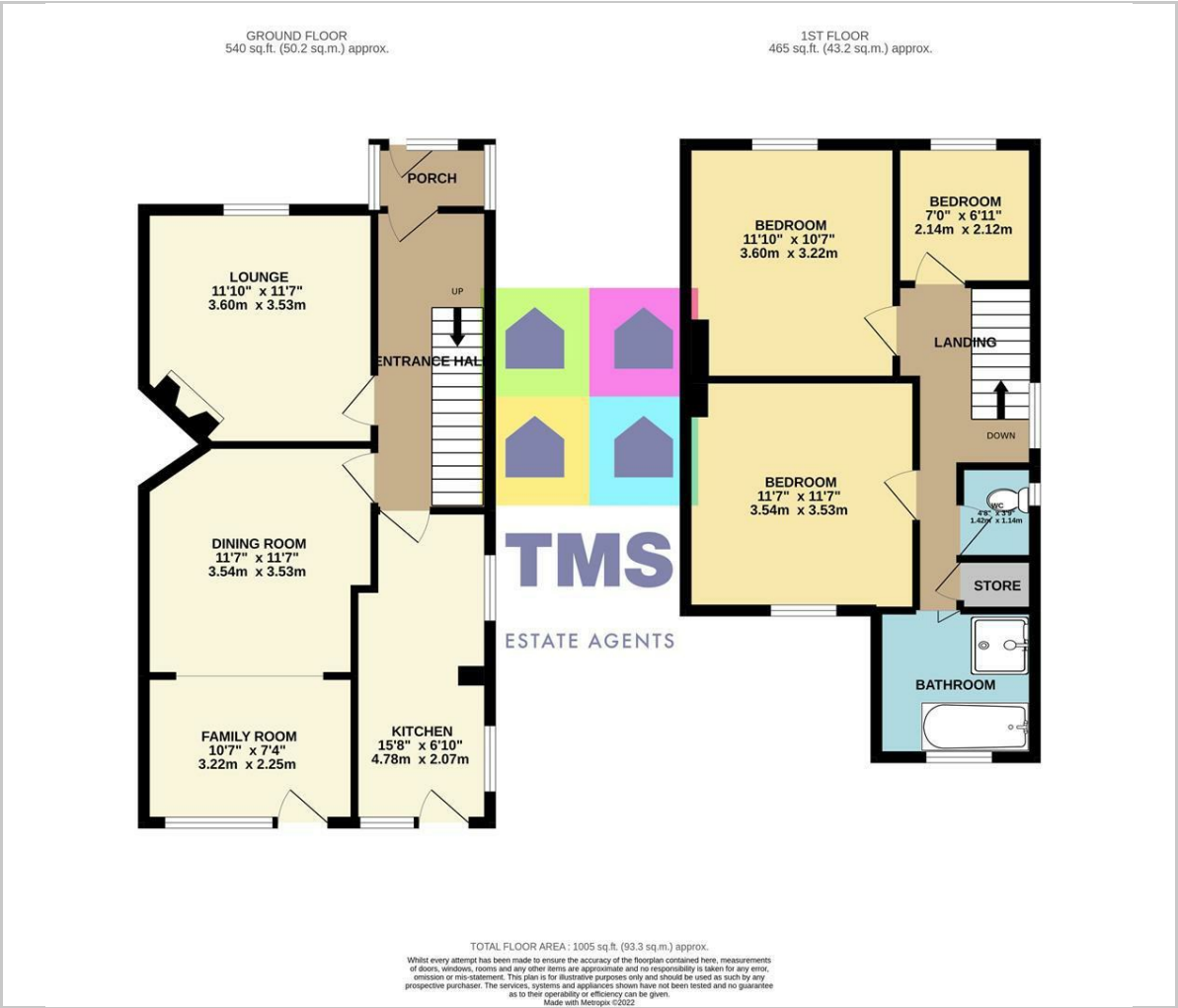
WC



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.

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

Area Map



Energy Efficiency Graph

