



Oakwood homes[®]
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Property brochure



STAPLEHURST GARDENS
PALM BAY
MARGATE
KENT
CT9 3JD

Price: Offers over £355,000

3 Bedrooms

1 Reception


1 Bathroom


1 Garage

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

OAKWOOD HOMES ARE PLEASED TO OFFER THIS WELL PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME IN THE POPULAR PALM BAY DEVELOPMENT CLOSE TO SOME OF THE AREA'S BEST BEACHES. Early viewing is a must of this ideal home with good sized living accommodation which has local shops and a highly regarded school nearby. The property consists of three bedrooms and a family bathroom on the first floor whilst on the ground floor there is a good sized L shaped lounge/diner as well as a fitted kitchen. To the rear is an enclosed garden along with an attached garage and driveway as well as having double glazing and central heating, with the boiler having been installed in 2017. There is planning consent for a 2 storey side extension.

Location

Located in a cul-de-sac in a popular development close to some of the area's best beaches with a local school and shops close by. The Old Town is approximately 2½ miles away and offers a good selection of bars and restaurants whilst across the main sands is the railway station offering good links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Lounge Area 18'6" (5.64m) x 10'3" (3.12m)

Dining Area 11'2" (3.40m) x 9'8" (2.95m)

Kitchen 10'10" (3.30m) x 9'0" (2.74m)

Lean to conservatory 10'0" (3.05m) x 8'0" (2.44m)

FIRST FLOOR

Landing

Bedroom 1 11'8" (3.56m) x 10'0" (3.05m) not into built in wardrobes

Bedroom 2 11'0" (3.35m) x 8'8" (2.64m)

Bedroom 3 8'5" (2.57m) x 8'0" (2.44m) max

Bathroom 7'2" (2.18m) x 5'10" (1.78m)

OUTSIDE

Driveway leading to attached garage with power & light

Front garden laid lawn.

Rear garden with enclosed patio area and lawn. Side access to front.



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Key Features

- Semi detached family home
- Popular development
- Local shops & school
- Close to sea front
- Garage & driveway
- Enclosed rear garden
- Planning Granted for 2 storey side extension

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0015334/20230117/DGDR



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