



31 Cornwall Gardens, Cliftonville

In Excess of £750,000

31 Cornwall Gardens

Cliftonville, Margate

Situated in the ever sought after Cornwall Gardens, Cliftonville, just a short stroll to the beach at Walpole Bay and close to Margate's Old Town is this eight bedroom family home. The property itself boasts ample amounts of space and potential, offering versatile living. The ground floor has an entrance porch and a large formal reception hall, bay fronted sitting room to the front with original parquet flooring, a dining/family room to the rear with French doors to the garden, a large modern fitted kitchen, utility room with a shower room and a separate cloakroom. The first floor offers four bedrooms with the two front bedrooms boasting lovely views over the roof tops to the sea beyond. There is also a family bathroom and an additional cloakroom. The second floor has a further four bedrooms with the front bedrooms having elevated views and a newly fitted shower room.

Externally there is off street parking to the front with the capacity to add to this with relevant planning permissions and side access to the rear garden mainly laid to lawn.

- Eight Bedrooms
- Semi-Detached Home
- Versatile Living
- Sea Views
- Off Street Parking
- Huge Garden





Ground Floor

Porch

Hallway

Lounge

16' 6" x 14' 2" (5.03m x 4.32m)

Dining Room

21' 2" x 12' 2" (6.45m x 3.71m)

Kitchen

12' 10" x 10' 2" (3.91m x 3.1m)

Utility Room

11' 1" x 5' 5" (3.38m x 1.65m)

First Floor

Landing

Bedroom One

20' 8" x 10' 12" (6.3m x 3.35m)

Bedroom Two

16' 7" x 15' 9" (5.05m x 4.8m)

Bedroom Three

13' 9" x 8' 1" (4.19m x 2.46m)

Dressing Room

7' 10" x 5' 11" (2.39m x 1.8m)

Bedroom Four

12' 8" x 7' 6" (3.86m x 2.29m)

Bathroom

Separate W/C

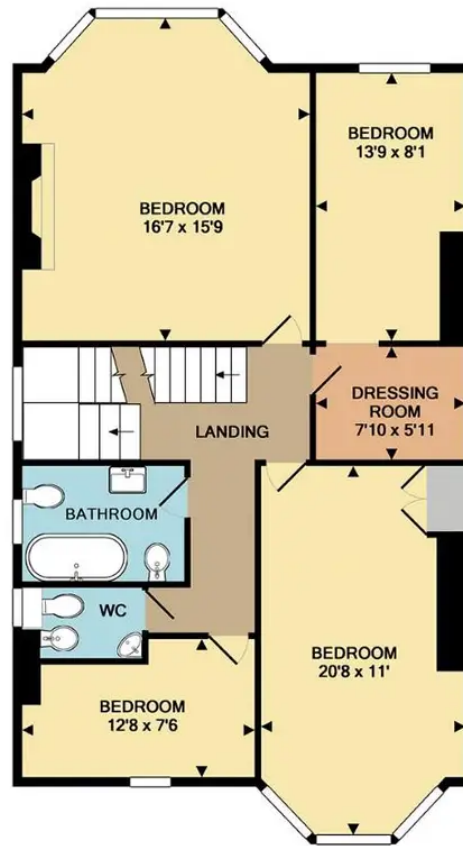
Second Floor

Landing





GROUND FLOOR
APPROX. FLOOR
AREA 943 SQ.FT.
(87.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 870 SQ.FT.
(80.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2564 SQ.FT. (238.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

Miles & Barr Exclusive Homes

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 499 000

exclusive@milesandbarr.co.uk

www.milesandbarr.co.uk/

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure