



- Larger Than Average Semi
- Detached House
- Three Bedrooms Plus Loft Room
- Two Large Reception Rooms
- Large Gardens, GCH & DG

18 Arlington Gardens, Margate, CT9 3TB

Offers In Excess Of £299,999

A superb, larger than average semi detached house. Set at the top of Arlington Gardens where the plots and build sizes are significantly bigger than those to the bottom of the road. The property is very much a blank canvass ready for your own taste and decoration. Comprising entrance porch, entrance hallway, open plan reception room with feature beams, doors into a further reception room, plus the family kitchen. On the first floor the landing gives access to the three bedrooms as well as the family bathroom. From bedroom two there is a staircase to an open loft area or attic room. To the rear of the property, a delightful large garden set to lawn, planted borders, decking



Property Description

THE PROPERTY

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ENTRANCE PORCH

Beamed feature porch

ENTRANCE HALLWAY

Double glazed entrance door, stairs to first floor, under stairs cupboard, door to:-

OPEN PLAN RECEPTION ROOM

24' 5" x 15' 0" (7.44m x 4.57m) Maximum measurements reducing to 12'3, feature beams, double glazed bay window, two radiators, brick built fireplace, door to dining room, opening to:-

KITCHEN

13' 3" x 8' 9" (4.04m x 2.67m) Measurements to include a range of fitted base units, space for washing machine, space for American fridge freezer, space for range cooker, work surface over, matching cupboards, double glazed window.

RECEPTION ROOM TWO





12' 0" x 11' 6" (3.66m x 3.51m) Beamed ceiling, double glazed window, door to garden.

STAIRS TO:-

LANDING

Access to loft, doors to:-

BEDROOM ONE

13' 2" x 9' 3" (4.01m x 2.82m) Maximum measurements, double glazed bay window, radiator, built in wardrobes.

BEDROOM TWO

11' 2" x 11' 1" (3.4m x 3.38m) Measurement include stairs to loft room, double glazed window, radiator.

LOFT ROOM

16' 0" x 10' 0" (4.88m x 3.05m) Maximum measurements, velux window, radiator.

BEDROOM THREE

9' 7" x 7' 8" (2.92m x 2.34m) Double glazed window, radiator.

BATHROOM

panel bath, low level WC, wash basin and separate shower enclosure. Tiled splash backs, double glazed window, heated towel rail.

REAR GARDEN

The rear garden is quite sizeable and currently arranged as a tiled patio, large raised deck, mature planting with a summer house. Plenty of scope for the budding gardener.

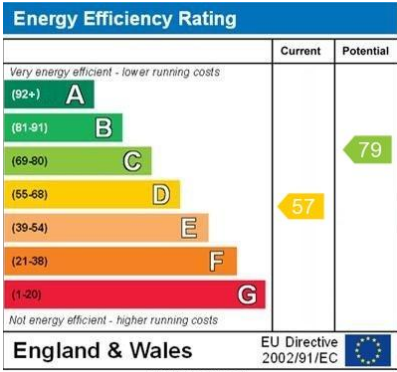
FRONT GARDEN

Block paved to front and side provides plenty of parking.

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a





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Zoopla

UK ALA DPS

The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

