



4 Boleyn Avenue, Westbrook

£525,000



4 Boleyn Avenue

Westbrook

Miles & Barr are delighted to be offering to the market this beautifully presented three bedroom 1930's semi-detached family home located in the sought after cul-de-sac location of Boleyn Avenue, Westbrook. Ideally situated within one of the ever popular "Avenues" of Westbrook, this location offers great access to the seafront, local shops and restaurants and of course is only a short distance to both Westgate and Margate. Internally the property has undergone a complete transformation from how it would have originally been designed and now boasts a bright and contemporary feeling perfect for today's family life. Once inside the front door you are greeted by a spacious entrance hall with doors leading into a bay fronted lounge, downstairs WC, separate dining room and an extended modern fitted kitchen to the rear with views out across the garden. There is also a well equipped utility room. Upstairs you will find three good sized bedrooms and a contemporary fitted family bathroom. Externally the property has an east to West facing aspect meaning that you can take full advantage of the sunshine in the rear garden. There is a variety of well established plants and trees with a mainly laid to lawn and gated side access to the front. There is also a garage and a versatile summerhouse/home office with lighting and power. To the front of the property there is also block paved off street parking for up to three vehicles with further parking space if required to the side.

- Sunny Aspect West Facing Rear Garden
- Lounge With Separate Dining Room
- 18ft Extended Kitchen
- Three Good Sized Bedrooms
- Versatile Summerhouse/Home Office





Entrance
Leading to

Lounge
Get from MP

Wc
3' 4" x 2' 5" (1.02m x 0.74m)

Utility Room
8' 11" x 7' 5" (2.72m x 2.26m)

Kitchen
18' 2" x 11' 10" (5.54m x 3.61m)

Dining Room
12' 0" x 11' 9" (3.66m x 3.58m)

First Floor
Leading to

Bathroom
7' 4" x 6' 2" (2.24m x 1.88m)

Bedroom
7' 6" x 7' 4" (2.29m x 2.24m)

Bedroom
14' 1" x 11' 9" (4.29m x 3.58m)

Bedroom
12' 1" x 11' 10" (3.68m x 3.61m)





GROSS INTERNAL AREA
 GROUND FLOOR 735 sq.ft. FLOOR 1 499 sq.ft.
 EXCLUDED AREAS : DECK 220 sq.ft. SITTING ROOM 83 sq.ft. SHED 109 sq.ft.
 TOTAL : 1,234 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

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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