



Oakwood homes<sup>®</sup>  
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## Property brochure



ROMAN WAY  
MARGATE  
KENT  
CT9 5FP

Price: £365,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC B

Tenure FREEHOLD  
Council Tax C



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01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

DIRECTLY OVERLOOKING FIELDS TO THE FRONT OAKWOOD HOMES ARE PLEASE TO BRING TO MARKET THIS 3 YEAR OLD MODERN 2 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME. Early viewing is a must to appreciate the size and space this home has to offer as well as being beautifully appointed and a credit to the current owners. On the first floor are 2 double bedrooms with the front bedroom overlooking fields, along with a large family bathroom. On the ground floor there is large open plan living area, a well appointed fitted kitchen with integrated appliances leading to a separate utility room and a cloakroom. The rear garden is approx 45' (13.72m) with a patio area and lawn enclosed by panel fencing and has side access. At the front is a block paved drive with parking for at least 3 cars as well as an electric car charging point. This home has everything you would expect of a modern home including 7 years remaining on the building warranty.

### Location

Located in a quiet Cul de sac on the edge of the popular Margate suburb of Garlinge directly overlooking fields. There are a number of local shops, playing fields as well as a well regarded primary school. The Old Town in Margate is approx 1.5 miles away with a good selection of bars and restaurants as well as a main line station providing good transport links to London and beyond.

### Accommodation

#### GROUND FLOOR

Living Room Area 16'5" (5.00m) x 13'0" (3.96m)  
Kitchen Area 10'6" (3.20m) x 9'10" (3.00m)  
Utility Room 6'6" (1.98m) x 6'5" (1.96m)

#### Cloakroom

#### FIRST FLOOR

Landing  
Bedroom 1 13'7" (4.14m) x 9'6" (2.90m) not into recess, field views  
Bedroom 2 11'6" (3.51m) x 10'10" (3.30m)  
Bathroom 8'4" (2.54m) x 6'4" (1.93m)

#### OUTSIDE

Front garden is block paved for 3 cars, plus electric car charging point. Rear garden approx 45' (13.72m) with patio area, lawn and enclosed plus side access



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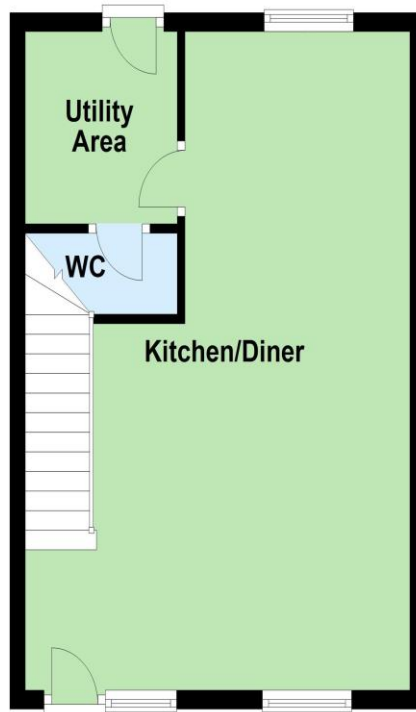
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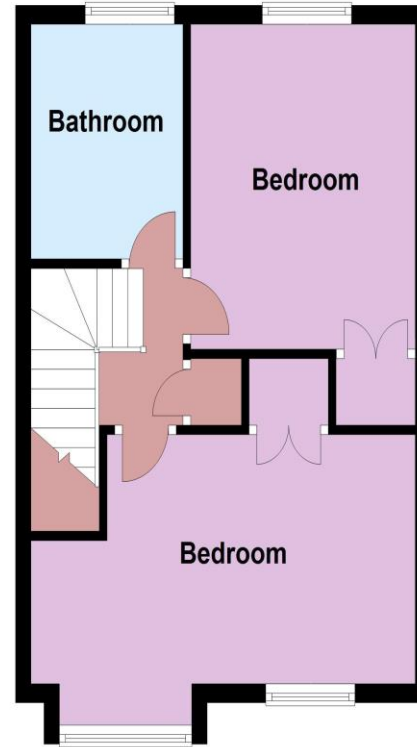


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### Ground Floor



### First Floor



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Plan produced using PlanUp.

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### Key Features

- Modern semi detached home
- 2 double bedrooms
- Overlooking fields to front
- Open plan living
- Kitchen with integrated appliances
- Utility room
- Cloakroom
- Family bathroom
- 40ft rear garden
- Off road parking for 3 cars with charging point

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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. MAR0022376/20230831/DGDP



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