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Property brochure



FITZMARY AVENUE
WESTBROOK
MARGATE
KENT
CT9 5EL

Price: £625,000

5 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax D



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The Property

A LARGE EXTENDED 5 BEDROOM HALLS ADJOINING SEMI DETACHED FAMILY HOME LOCATED IN THE VERY POPULAR WESTBROOK AVENUES CLOSE TO THE SEA FRONT. Bigger than it first appears with a good sized garden with entertaining areas perfect for those family get togethers, as well as off road parking with driveway leading to a garage. The generous accommodation is arranged over three floors with the master bedroom suite being on the top floor with walk in wardrobe and en-suite. On the first floor there are 4 good sized bedrooms along with a family bathroom, whilst on the ground floor there is a sitting room 20ft lounge/diner as well as a downstairs cloakroom, fitted kitchen and a utility room. The garden to the rear is approx 70ft and the home benefits from central heating and double glazing.

Location

Located in Fitzmary Avenue one of the highly sought after and popular Westbrook avenues with the sea front at the end of the road and a selection of award winning beaches close by. Westgate, and Margate Old Town are both approx 1 mile to 1½ miles away from the property, both with a good selection of shops, bars and restaurants as well as mainline stations providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Entrance Porch

Hall

Cloakroom

Sitting Room 15'0" (4.57m) x 13'8" (4.17m)

Lounge/Diner 20'10" (6.35m) x 12'4" (3.76m)

Kitchen 12'4" (3.76m) x 8'10" (2.69m)

Utility Room 8'2" (2.49m) x 8'0" (2.44m)

FIRST FLOOR

Bedroom 2 13'3" (4.04m) x 11'6" (3.51m)

Bedroom 3 11'10" (3.61m) x 9'6" (2.90m)

Bedroom 4 9'1" (2.77m) x 9'0" (2.74m)

Bedroom 5 9'1" (2.77m) x 7'5" (2.26m)

Bathroom 9'2" (2.79m) x 6'3" (1.91m)

TOP FLOOR

Bedroom 1 13'10" (4.22m) x 13'0" (3.96m)

Walk in Wardrobe 7'10" (2.39m) x 6'0" (1.83m)

En-suite 9'4" (2.84m) x 6'6" (1.98m)

OUTSIDE

Front garden paved for parking, with drive and gates leading to the garage. Rear garden approx 70ft. decked, lawn area, rear covered seating and entertaining area, shed.



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DRAFT

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Key Features

- Extended semi detached family home
- Halls adjoining
- 5 bedrooms
- En Suite
- Cloakroom
- 2 reception rooms
- Utility room
- Garage
- 70ft rear garden
- Great location close to sea front

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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. MAR0022719/20240111/DGDP



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