



Oakwood homes[®]
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Property brochure



FITZMARY AVENUE
WESTBROOK
KENT
CT9 5EL

Price: Offers Over: £600,000

.....
5 Bedrooms
.....

.....
2 Receptions
.....

.....
2 Bathrooms
.....

.....
1 Garage
.....

.....
EPC C
.....

Tenure FREEHOLD
Council Tax D



margate@oakwoodhomes.biz



01843 221133



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The Property

Situated in the sought after and popular Westbrook Avenues with the sea front at the end of the road as well as being close to Both Margate & Westgate. This very impressive extended 5 bedroom semi detached family home offers versatile and flexible accommodation arranged over 3 floors to suite any families needs. On the top floor you will find a Master bedroom suite with en-suite and walk in wardrobe. Whilst on the first floor it offers 4 further good sized bedrooms along with the family bathroom. The ground consists of a sitting room, large lounge/diner both with fireplaces along with a well appointed kitchen with some integrated appliances, utility room and downstairs cloakroom. To the rear of the property is a 70ft east facing enclosed garden with large entertaining and bbq area and to the front off road parking leading to a garage. Other benefits include double glazing and central heating.

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

Landing

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

Landing

Bedroom 1 13'10" (4.22m) x 13'0" (3.96m) juliet balcony with some sea views

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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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. MAR0022719/24011IDGCW

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