



Oakwood homes[®]
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Property brochure



ST JAMES PARK ROAD
WESTBROOK
KENT
CT9 5HY

Price: Offers Over: £355,000

3 Bedrooms

3 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

AN EXTENDED 3/4 BEDROOM SEMI DETACHED FAMILY HOME WITH A LARGE AMOUNT OF LIVING SPACE PLUS OFF ROAD PARKING AND 50FT SOUTH FACING GARDEN.....Oakwood homes are pleased to bring to market this lovely sized family home which is a credit to the current owner. The generous accommodation consists of 3 bedrooms and a recently installed bathroom on the first floor whilst on the ground floor there is three reception areas, a fitted kitchen a study/bedroom 4, as well as a conservatory which leads out into the enclosed southerly facing 50ft rear garden with a lawn and a patio area for entertaining. To the front of the property is a drive with parking for 2 cars as well as the property having double glazing and central heating. This home is in a great location, handy for schools and will make an ideal family house.

Location

Located on St James Park Road, Westbrook within a short walk to the beaches of St Mildreds Bay or Westbrook Bay. Margate beach, the 'Old Town' and the train station are approx 1 mile away. There are also a number of highly regarded schools catering for all age ranges within close proximity.

Accommodation

GROUND FLOOR

Entrance Porch	
Entrance Hall	
Front Lounge Area	13'10" (4.22m) x 11'6" (3.51m)
Dining Area	12'4" (3.76m) x 11'0" (3.35m)
Rear Sitting Area	14'4" (4.37m) x 9'4" (2.84m)
Kitchen	16'10" (5.13m) x 6'0" (1.83m)
Study/Bedroom 4	10'2" (3.10m) x 7'3" (2.21m)
Conservatory	10' (3.05m) x 9'10" (3.00m)

FIRST FLOOR

Bedroom 1	13'9" (4.19m) x 11'1" (3.38m)
Bedroom 2	12'2" (3.71m) x 11'1" (3.38m)
Bedroom 3	9' (2.74m) x 7'8" (2.34m)
Bathroom	7'10" (2.39m) x 5'10" (1.78m)

OUTSIDE

Front Off street parking for 2 vehicles to front .

Rear garden measuring approx. 50' (15.24m) mainly laid to lawn with patio area.



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Key Features

- Large extended family home
- 3/4 bedrooms
- 3 reception areas
- Study/bedroom 4
- Conservatory
- Enclosed 50ft southerly facing rear garden
- Off street parking for 2 cars
- Double glazed
- Centrally heated

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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. MAR0022209/20230711/ASDP



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