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Property brochure



GEORGE V AVENUE
WESTBROOK
MARGATE
KENT
CT9 5QA

Price: Offer over £625,000

5 Bedrooms

2 Receptions


2 Bathrooms

Off Street Parking


EPC C

Tenure FREEHOLD
Council Tax E



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 www.oakwoodhomes.biz



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The Property

A TRULY STUNNING EXTENDED 5 DOUBLE BEDROOM FAMILY HOME BEING THE PERFECT HOUSE FOR ENTERTAINING BOTH INSIDE AND OUT OFFERING BEAUTIFULLY PRESENTED AND GENEROUS ACCOMMODATION AS WELL AS AMPLE PARKING AND AN AMAZING SOUTH FACING REAR GARDEN! The moment you step inside you will be impressed by the space this property offers with 2 large reception rooms both leading into the well appointed fitted kitchen/breakfast room with built in appliances. On the first floor is a spacious landing area with 5 double bedrooms along with a shower room and a family bathroom. The property is a credit to the current owners who have spared no expense on this wonderful home. There is central heating and double glazing plus off road parking for a number of cars. To the rear is the 52' (15.85m) south facing garden, ideal for entertaining, with outbuildings offering various seating and dining areas and added features such as a raised koi pond, a fire pit and a former garage for storage to name a few. Words do not do this property justice so book a viewing today.

Location

Located in George V Avenue in popular Westbrook with local shops, parks and schools close by as well as the sea front. The Old Town of Margate is approximately 1 mile away with its good selection of restaurant and bars whilst across the main sands is the railway station which provides good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch	
Entrance Hall	
Lounge	26'0" (7.92m) x 12'5" (3.78m)
Dining Room	16'1" (4.90m) x 12'5" (3.78m)
Kitchen/Breakfast room	23'2" (7.06m) x 10'7" (3.23m)

FIRST FLOOR

Large landing	
Bedroom 1	13'0" (3.96m) x 12'0" (3.66m) into bay - not into built in wardrobes to one wall
Bedroom 2	13'2" (4.01m) x 10'0" (3.05m) not into built in wardrobes
Bedroom 3	13'3" (4.04m) x 9'4" (2.84m)
Bedroom 4	10'5" (3.18m) x 9'0" (2.74m)
Bedroom 5	9'4" (2.84m) x 9'0" (2.74m)
Bathroom	7'0" (2.13m) x 5'6" (1.68m)
Shower Room	7'1" (2.16m) x 6'0" (1.83m)

OUTSIDE

Blocked paved to front, providing off road parking for a number of cars. South facing rear garden approx 52ft, covered paved area leading to an area of lawn with raised beds. Patio area with fire pit and resin paths, raised koi carp pond with glass panel, further covered decked entertainment area with seating and eating areas, and space for sunken hot tub (available by separate negotiation) with former garage for storage which could be reused as a garage with some alterations.



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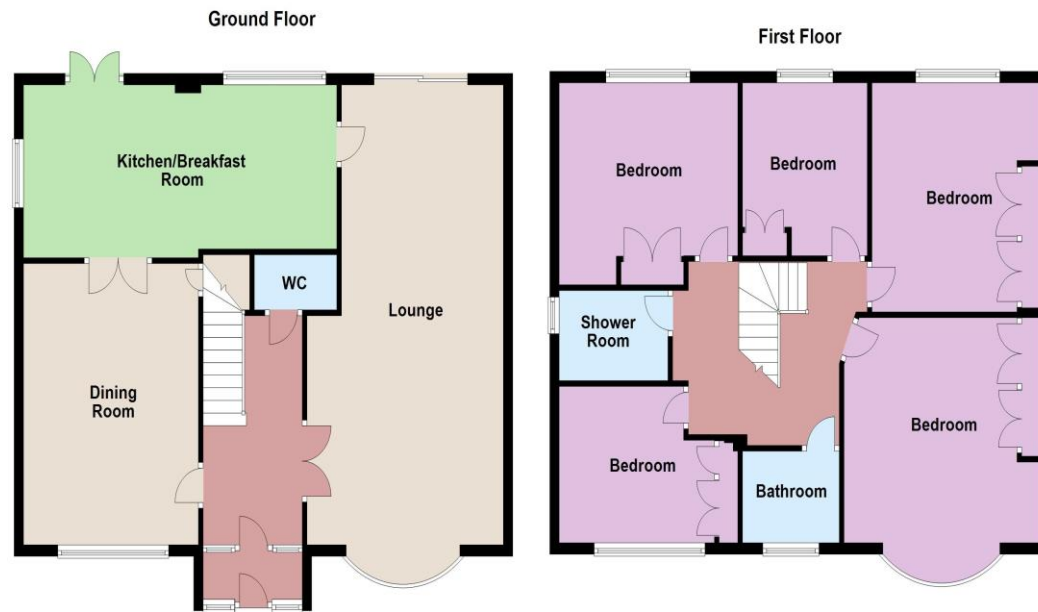
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Key Features

- Stunning extended family home
- 5 double bedrooms
- 2 large reception rooms
- Beautiful fitted kitchen
- Bathroom & shower room
- Ample off road parking to front
- Great location
- South facing 52ft rear garden
- Glass fronted raised koi pond

Need a mortgage..?

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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. MAR0022873/20240108/DGDP

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