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Property brochure



MILLMEAD AVENUE
MARGATE
KENT
CT9 3LP

Price: Offers Over: £580,000

3 Bedrooms

2 Receptions


1 Bathroom

1 Garage


EPC D

Tenure FREEHOLD
Council Tax D



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The Property

A STUNNINGLY PRESENTED AND ATTRACTIVE 3/4 BEDROOM DETACHED FAMILY HOME IN A GREAT LOCATION WHICH HAS BEEN COMPLETELY UPDATED TO A VERY HIGH SPECIFICATION AND OFFERS FLEXIBLE AND VERSATILE ACCOMMODATION INCLUDING A LARGE PURPOSE BUILT CABIN WHICH COULD BE MADE INTO A COMPLETE ANNEX. Early viewing is a must to appreciate what this property has to offer as it really is a great size and offers more than it first appears. On the first floor there are 3 double sized bedrooms with a beautiful bathroom that has a free standing bath as well as a walk-in shower. On the ground floor you enter the house via a large entrance hall with a lounge/bedroom, cloakroom and a utility room off it. This leads into the huge open plan kitchen/dining room/living room which is the hub of the house. The kitchen itself has quartz work surfaces with integrated appliances and bi-fold doors leading out onto the garden. The westerly garden is low maintenance and ideal for entertaining with a large cabin giving so many uses for both entertaining or as a home office for hybrid working.

Location

Located in Millmead Avenue which is close to Northdown Park as well as local shops and schools. The sea front is 1/4 mile away with a number of sea front walks and the viking trail. Old Town is approx 2 miles away and has a good selection of bars and restaurants whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch, opening to the Hallway

Lounge/Bedroom 4 13'4" (4.06m) x 12'1" (3.68m)

Cloakroom

Utility Room 6'7" (2.01m) x 4'7" (1.40m)

Open Plan Kitchen/Dining room/Living Room

Kitchen Area 15'8" (4.78m) x 12'6" (3.81m) bi-fold door to rear garden

Dining Area 8'0" (2.44m) x 7'10" (2.39m)

Living Area 15'1" (4.60m) x 10'0" (3.05m)

FIRST FLOOR

Landing

Bedroom 1 13'5" (4.09m) x 13'3" (4.04m) not into bay window

Bedroom 2 13'5" (4.09m) x 10'3" (3.12m) not into bay (N.B Built in cupboard has plumbing for an en-suite)

Bedroom 3 9'10" (3.00m) x 7'5" (2.26m)

Bathroom 9'10" (3.00m) x 6'0" (1.83m)

OUTSIDE

Front garden with sand stone driveway providing parking for at least 3 cars. Garage. West facing rear garden, enclosed and low maintenance with decked area, porcelain tiled patio area, raised planters and side access

Large Cabin - Suitable for annex, bar, gym & home office. In two parts main room 16'1" (4.90m) x 11'3" (3.43m).

Kitchen/bar area 11'3" (3.43m) x 5'0" (1.52m). Additional storage area 11'3" (3.43m) x 5'0" (1.52m)



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Key Features

- Detached Attractive family home
- 3/4 bedrooms
- Close to Northdown Park & local shops
- Large open plan living space with stunning kitchen
- Bi-fold door to westerly facing garden
- Large cabin with flexible use
- Well appointed family bathroom

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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. MAR0019660/20230926/DGDP



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