



Thomas
jackson
ESTATE AGENTS



41 Princess Margaret Avenue

Cliftonville, Margate, CT9 3EQ

- 1969 Sq Ft Of Accommodation
- Two Or Three Reception Rooms
- Four Or Five Bedrooms
- Fantastic Kitchen Diner

£675,000

EPC Rating '75'





Property Description

THE PROPERTY

A superb, detached house of elegant proportion set in one of the areas popular locations. Close to the cliff tops, Northdown park and excellent shopping facilities in Northdown Road with its international stores, cafes and restaurants. Local transport links are also close to hand with the Thanet loops regular services. The property itself is well presented throughout and offers plenty of space for the growing family. Arranged currently as entrance hallway, formal sitting room, open plan kitchen diner with integrated appliances, games room, separate WC, large ground floor bedroom or additional reception room plus a study. On the first floor the split landing gives access to four bedrooms, shower room WC and a fabulous family bathroom. To the rear a low maintenance garden, the front garden is set to lawn with mature trees and offer plenty of parking and an in and out driveway. The property can be available as a chain free purchase and boasts both gas central heating and double glazing. Important to note, the solar panels on the roof provide a good additional income income.



ENTRANCE HALLWAY

Double glazed entrance door, double glazed panels, tiled floor, radiator, under stairs storage cupboard, wall light points, doors to:-

SITTING ROOM

19' 11" x 12' 0" (6.07m x 3.66m) Coved ceiling, double glazed sliding patio doors to garden with double glazed panels to either side, ceramic wood effect tiled flooring, TV point, large double radiator, interconnecting door to:-



KITCHEN DINER

19' 11" x 12' 5" (6.07m x 3.78m) Measurements include a comprehensive range of fitted base units of drawer and cupboard fronts, double electric oven set to eye level, work surface over inset with sink, draining board and mixer tap, four burner, gas hob, filter hood, integrated fridge and freezer, integrated dishwasher, attractive tiling two double glazed windows to front, coordinating wall cupboards, radiator, tiled floor, door to:-



STUDY

10' 2" x 10' 8" (3.1m x 3.25m) Coved ceiling, double glazed windows, wooden shutters, would affect ceramic flooring, radiator, door to:-

GROUND FLOOR BEDROOM OR RECEPTION ROOM

22' 11" x 10' 8" (6.99m x 3.25m) Reducing to 6'10" coved ceiling, four wall light points, radiator, tiled flooring, double glazed French doors open to the garden, fitted wooden blinds, door returning to the sitting room, arch to dressing area.



GAMES ROOM

13' 8" x 9' 10" (4.17m x 3m) Reducing to 10'8" measurement include fitted base units, work surface insert with sink, space for washing machine, breakfast bar area, plenty of built-in storage, door to garden, door to:-



WC

Low level Wc, double glazed window.

STAIRS TO

LANDING

Two separate landings, access to loft, large floor to ceiling double glazed window, doors to:-

BEDROOM

18' 5" x 10' 7" (5.61m x 3.23m) Coved ceiling, large double glazed window, radiator.

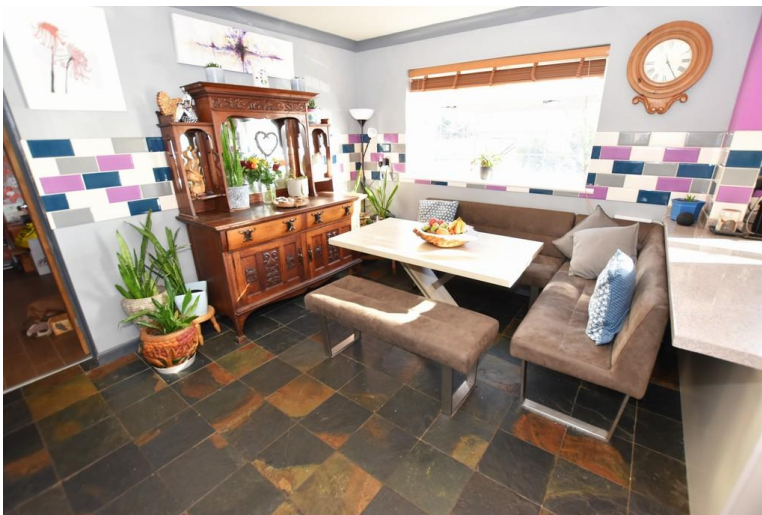


FAMILY BATHROOM

10' 8" x 10' 1" (3.25m x 3.07m) Suite comprising of a panelled bath with side fill taps, walk in glass shower enclosure with thermostatic shower fitment, low-level WC, vanity sink unit with mixer taps, drawers and cupboards below for storage, double glazed windows, heated towel rail, attractive tiling.

BEDROOM

19' 11" x 12' 1" (6.07m x 3.68m) Reducing to 9'3" coved ceiling, two radiators, two double glazed windows.



BEDROOM

18' 5" x 10' 7" (5.61m x 3.23m) Coved ceiling, double glazed window, radiator.

BEDROOM

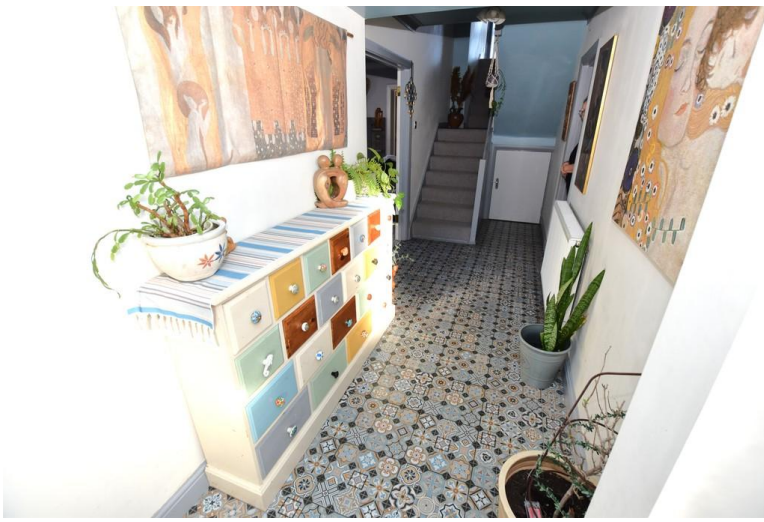
12' 6" x 12' 6" (3.81m x 3.81m) Reducing to 9'1" to include depth of built-in wardrobe, coved ceiling, double glazed window, radiator.



SHOWER ROOM WC

Low-level WC with a recess flush, vanity wash basin with storage below mixer tap over, shower enclosure, walk in shower with mains, fed, thermostatic shower fitment, heated towel rail, ceramic wall, tiles and floor, double glazed window.

REAR GARDEN



Laid to low maintenance surfaces with planted borders and sunken garden with pergola over, side pedestrian access.

FRONT GARDEN

Laid to lawn with mature planting, plenty of off street parking, in and out driveway.

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

COUNCIL TAX

Council Tax Band E

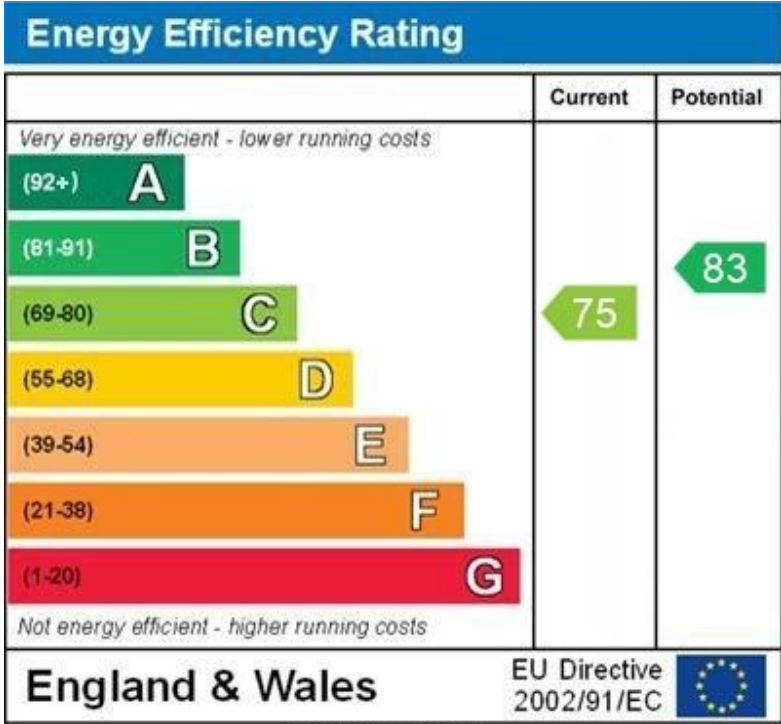
Council Tax Cost (£PA) £2,605.24



ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.





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