



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



CONNAUGHT ROAD  
MARGATE  
KENT  
CT9 5TN

Price: £375,000

5 Bedrooms

2 Receptions

1 Bathroom

EPC E

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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



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### The Property

LARGE EXTENDED PERIOD FAMILY HOME CLOSE TO THE TOWN CENTRE.....Located on Connaught Road, close to the QEQM Hospital and sea front, sits this impressive 3 storey, bay fronted house. The spacious accommodation comprises 2 reception rooms and extended kitchen/breakfast room to the ground floor, 3 bedrooms, family bathroom and separate W.C on the first floor, and a further 2 bedrooms on the second floor. Externally there is a small front garden with steps up the front door, and the rear a good sized, enclosed rear garden mainly laid to lawn. Other benefits include gas central heating and double glazing. Call Oakwood homes for further information.

### Location

Located on Connaught Road, Margate close to the QEQM Hospital, town centre, sea front and train station offering high speed rail links to London and beyond. Margate Old Town is within easy reach and offers a great selection independent shops, bars and restaurants.

### Accommodation

#### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 16'2" (4.93m) into bay x 14'3" (4.34m)

Dining Room 12'10" (3.91m) x 12'7" (3.84m)

Kitchen 12' (3.66m) x 10'4" (3.15m)

Breakfast Room 14'1" (4.29m) x 9'7" (2.92m)

#### FIRST FLOOR

Bedroom 1 16'6" (5.03m) x 10'10" (3.30m)

Bedroom 2 12'10" (3.91m) x 12'7" (3.84m)

Bedroom 3 9'6" (2.90m) x 7'1" (2.16m)

Bathroom 10'3" (3.12m) x 8'7" (2.62m)

W.C

#### SECOND FLOOR

Bedroom 4 17'7" (5.36m) x 12'10" (3.91m)

Bedroom 5 11'8" (3.56m) x 10'6" (3.20m)

#### OUTSIDE

Small front garden with steps up to front door. Walled rear garden approx. 50' (15.24m), storage shed

On street parking only

Broadband is provided via fibre to the cabinet



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### Key Features

- 3 storey period family home
- 5 bedrooms
- 2 reception rooms
- Extended kitchen/breakfast room
- Private garden
- Double glazed
- Centrally heated

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR000891 I/20240410/DGDP



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