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Property brochure



BURLINGTON GARDENS
MARGATE
KENT
CT9 5QD

Price: £390,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

A beautiful 3/4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME WITH A LARGE WELL CARED FOR WEST FACING REAR GARDEN in Westbrook. This property has been much loved by the current owners and would make an ideal family home offering flexible and versatile accommodation to suit most situations. On the first floor there are 3 bedrooms along with a wet room, whilst on the ground floor there is a formal lounge/bedroom 4, large cloakroom which could incorporate a shower. The main hub of the home is a large L shaped living/diner/kitchen with double doors leading to the garden. The enclosed garden is approx 95' (28.96m) and is a great additional space for socialising with a large, paved patio area as well as a lawn and established shrubs. The property benefits from gas central heating and double glazing. There is off road parking to front along with potential to extend further into the loft space subject to planning consents.

Location

A perfect location for families with schools, parks, shops, the sea front and the railway station all within walking distance of this Westbrook property. The railway station provides good transport links to London and beyond, whilst across the main sands is the Old Town which hosts the creative section of Margate and has an excellent selection of bars and restaurants as well as galleries including The Turner Contemporary.

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom

Lounge 13'6" (4.11m) x 11'8" (3.56m) into bay (potential bed 4)

Dining Area 12'2" (3.71m) x 10'9" (3.28m)

Kitchen/Living Area 20'5" (6.22m) x 10'9" (3.28m)

Utility Area 7'0" (2.13m) x 6'3" (1.91m)

FIRST FLOOR

Landing

Bedroom 1 14'4" (4.37m) x 9'4" (2.84m) into bay not into wardrobes

Bedroom 2 12'0" (3.66m) x 10'10" (3.30m)

Bedroom 3 8'2" (2.49m) x 6'7" (2.01m)

Wet room 7'0" (2.13m) x 6'7" (2.01m)

OUTSIDE

Block paved front with parking for 2/3 cars. Rear garden approx 95' (28.96m) and westerly with block paved patio area, laid lawn enclosed by panel fencing, side pedestrian access, shed.

Broadband is available at the property

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Key Features

- Extended semi detached home
- 3/4 bedrooms
- Large L - shaped kitchen/living/dining room
- Lounge/bedroom 4
- Cloakroom & wet room
- Off road parking
- 95ft westerly rear garden
- Potential to extend further
- Ideal family home

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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. MAR0023332/20240410/DGDP

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