

Property brochure







www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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















The Property

Property brochure

A BEAUTIFULLY PRESENTED AND WELL LOOKED AFTER 3 DOUBLE BEDROOM HOME WITH VIEWS OVER FIELDS AND LARGE GARAGE TO THE REAR OF THE PROPERTY. This home is a credit to the current owners and is a reluctant sale but would make a great family home or first time buy. The good sized accommodation is arranged over three floors with the top floor having a large double aspect bedroom with field views and a bedroom with en-suite shower room. On the first floor there are 2 further double bedrooms and a large family bathroom. The ground floor consists of a good sized lounge and dining area and a large recently fitted kitchen. To the rear is a low maintenance south facing garden leading to a large garage with electric roller door. This fantastic home is double glazed and has central heating.

Location

Located on Shottendane Road on the outskirts of Margate yet within easy driving distance of local shops and schools. The Old Town is just over 2½ miles away with a good selection of bars and restaurants as well as the sea front and a mainline railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR	
Porch	
Hallway	
Lounge Area	13'2" (4.01m) x 11'5" (3.48m) into bay
Dining Area	12'3" (3.73m) x 11'5" (3.48m)
Kitchen	14'8" (4.47m) x 9'1" (2.77m)
FIRST FLOOR	Landing
Bedroom 1	12'9" (3.89m) x 10'7" (3.23m) not into built in wardrobes
Bedroom 2	11'0" (3.35m) x 10'6" (3.20m)
Bathroom	9'10" (3.00m) x 7'10" (2.39m)
TOP FLOOR	
Bedroom 3	15'2" (4.62m) x 9'10" (3.00m)
En-suite	5'10" (1.78m) x 4'10" (1.47m)
OUTSIDE	
Front garden with nath	to front door 21' (6.40m) south facing rear garden with artificial law

Front garden with path to front door. 21' (6.40m) south facing rear garden with artificial lawn Garage to rear 17'5" (5.31m) x 16'0" (4.88m) with electric roller door

Material Information

The lane to the rear of the property is shared by all properties at Hillview Cottages, and the property behind. Planning permission has been granted for the erection of 4 detached houses behind Hillview Cottages. Planning application number: F/TH/22/1222

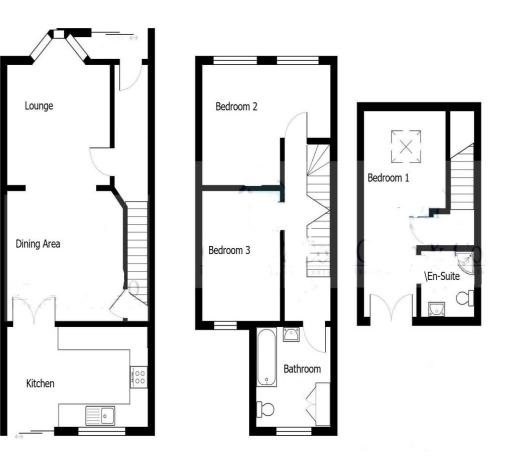
The property has a cesspool which requires emptying approximately 3 times per year at a cost of approximately £140 per visit

01843 221133

シwww.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing





Property brochure

Key Features

- Period cottage
- Views over fields
- 3 double bedrooms
- En-suite
- Family bathroom
- Lounge & dining area
- New fitted kitchen
- Low maintenance rear garden
- Large garage to rear with electric door
- Double glazing
- Central heating
- Must be seer

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. MAR0017108/20240509/DGDP



APPROVED CODE

The Property Ombudsman





www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

akwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD