



Oakwood homes[®]
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Property brochure



MILLMEAD AVENUE
MARGATE
KENT
CT9 3LP

Price: £425,000

4 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

A GOOD SIZE EXTENDED 4 BEDROOM HALLS ADJOINING SEMI DETACHED FAMILY HOME IN A GREAT LOCATION. Viewing is a must as this has been a much loved home, well cared for and maintained, and is a credit to the owners. The generous accommodation consists of 4 good sized bedrooms on the first floor with a well appointed bathroom and separate W.C. Whilst on the ground floor there is a sitting room, 20ft lounge/diner and a lovely kitchen with granite work surface and integrated appliances. There is double glazing and central heating along with off road parking to the front. The enclosed westerly rear garden is approx 50' (15.24m) with 2 sitting areas, large lawn area, established mature plants, a summer house and shed. This home simply has to be seen to be appreciated.

Location

Located in popular Cliftonville, close to Northdown Park as well as being within easy walking distance to the sea front and local shops in the thriving Northdown Road, with local schools also close by. The Old Town is approx 1 and three quarter miles away with a selection of bars and restaurants, and on the far side of the main sands is the railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Hallway

Sitting Room 15'7" (4.75m) x 13'7" (4.14m) into Bay

Lounge/Diner 20'10" (6.35m) x 12'1" (3.68m)

Kitchen 16'8" (5.08m) x 8'4" (2.54m)

FIRST FLOOR

Landing

Bedroom 1 15'1" (4.60m) x 11'7" (3.53m) into bay

Bedroom 2 12'6" (3.81m) x 11'6" (3.51m) not into built in wardrobes to one wall

Bedroom 3 8'10" (2.69m) x 8'10" (2.69m)

Bedroom 4 8'4" (2.54m) x 8'0" (2.44m)

Bathroom 5'8" (1.73m) x 5'7" (1.70m)

Separate W.C

OUTSIDE

Block paved to front providing off road parking with borders. Rear garden approx 50' (15.24m) west facing, patio area, summer house, shed, laid to lawn, rear seating area. Former outside WC used as utility area



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Key Features

- Extended semi detached
- Halls adjoining
- 4 bedrooms
- 2 reception rooms
- Well fitted kitchen
- Bathroom
- Separate W.C
- Off road parking
- 50ft Westerly enclosed garden
- Must be seen

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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. MAR0023567/20240529/DGDP



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