

Property brochure



HIGH STREET
GARLINGE
MARGATE
KENT
CT9 5LN

Price: £375,000

3 Bedrooms


1 Reception

2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax C

 margate@oakwoodhomes.biz

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The Property

LOCATED IN POPULAR GARLINGE WITH LOCAL SHOPS AND SCHOOLS CLOSE BY. A LARGE EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME! This good size home is perfect for the family, with amply living space including 3 reception areas down stairs as well as a fitted kitchen, utility room and a family bathroom. On the first floor there are three bedrooms along with a shower room and there is potential to extend into the loft space or to the side subject to consents. This home has double glazing and central heating, an enclosed rear west facing garden with summerhouse/office. The front has been paved ready for off road parking and just requires the necessary consent for the dropped kerb, and there is a garage/store to the side.

Location

Located on Garlinge High Street with local shops and schools close by, as well as easy access to both Westgate-on-Sea and Margate. Both areas offer a good selection of bars and restaurants along with mainline stations providing good rail links to London and beyond as well as some stunning beaches.

Accommodation

Entrance Door

Hall

Lounge Area 14'3" (4.34m) x 13'0" (3.96m)

Dining Area 11'0" (3.35m) x 10'8" (3.25m)

Sitting Area 10'0" (3.05m) x 9'0" (2.74m)

Kitchen 12'3" (3.73m) x 8'1" (2.46m)

Utility Room 8'6" (2.59m) x 4'4" (1.32m)

Bathroom 7'0" (2.13m) x 5'3" (1.60m)

FIRST FLOOR Landing

Bedroom 1 13'1" (3.99m) x 11'0" (3.35m)

Bedroom 2 11'2" (3.40m) x 11'2" (3.40m)

Bedroom 3 7'9" (2.36m) x 8'0" (2.44m)

Shower Room 7'10" (2.39m) x 5'8" (1.73m)

OUTSIDE

Paved front garden with potential for drive way subject to local authority consents

Garage/Store 20'5" (6.22m) x 8'1" (2.46m) power & light

Rear garden approx 35' (10.67m), west facing with patio, lawn, summer house/home office with power & light

Broadband is delivered via fibre to the cabinet

N..B We are obliged to declare there has been an ongoing dispute with the neighbour in regard to the fact there is no dropped kerb at the property. The neighbour informs us that he would object to a double dropped kerb but would support a single

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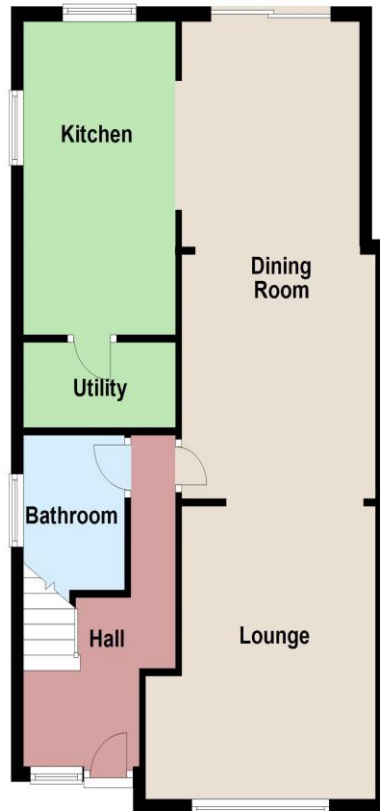
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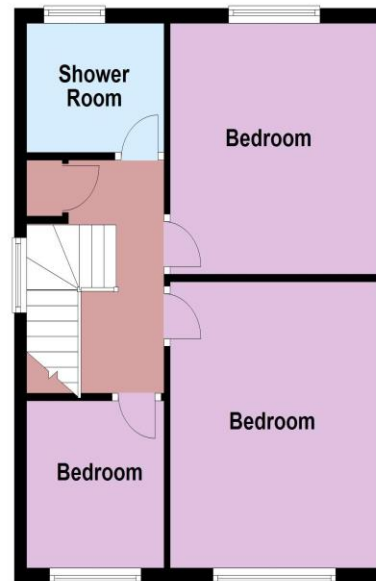


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Ground Floor



First Floor



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Key Features

- Extended semi detached family home
- 3 bedrooms
- 3 reception areas
- Fitted kitchen
- Utility room
- Bathroom & shower room
- Central heating
- Double glazing
- Potential for off road parking
- Garage/Store

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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. MAR0023553/20230610/DGDP



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