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## Property brochure



BIRDS AVENUE  
GARLINGE  
MARGATE  
KENT  
CT9 5ND

Price: £370,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD  
Council Tax



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### The Property

NO CHAIN WITH THIS AMAZING 3/4 BEDROOM FAMILY HOME, HAVING BEEN EXTENDED TO CREATE AN AMAZING OPEN PLAN LIVING SPACE, AS WELL AS HAVING AN OFF ROAD PARKING SPACE. Viewing is a must to appreciate the size, condition as well as the flexibility this home has to offer. The hub of the home is the large open plan kitchen/dining/living room, with the kitchen having integrated appliances and a large roof lantern flooding in light, and bi-fold doors in the living area leading out to the low maintenance rear garden. Also on the ground floor is a cloakroom and the sitting room/bedroom 4, whilst on the first floor you will find 3 bedrooms and a family bathroom. This home is a credit to the sellers and in a great location. Benefits also include double glazing, central heating and a parking space to the rear of the garden.

### Location

Located in Birds Avenue close to the local shops as well as the school in the popular Garlinge area of Margate. The Old Town is approx 1½ miles away with a selection of bars and restaurants, as well as the mainline station providing good rail links to London and beyond.

### Accommodation

#### GROUND FLOOR

Hallway

Cloakroom

Sitting Room/Bedroom 4 14'7" (4.45m) x 11'6" (3.51m)

Open Plan Kitchen/Dining/Living Room

Kitchen Area 16'6" (5.03m) x 12'7" (3.84m)

Living Area 16'6" (5.03m) x 14'3" (4.34m)

#### FIRST FLOOR

Landing

Bedroom 1 14'8" (4.47m) x 10'5" (3.18m)

Bedroom 2 12'7" (3.84m) x 10'0" (3.05m)

Bedroom 3 7'10" (2.39m) x 5'10" (1.78m)

Bathroom 6'6" (1.98m) x 6'0" (1.83m)

#### OUTSIDE

Front garden. Rear garden approx 30' (9.14m) paved for low maintenance. Off road parking space for one car



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### Key Features

- Stunning extended family home
- 3/4 bedrooms
- Open plan kitchen/dining/living room
- Sitting room/bedroom 4
- Cloakroom
- Family bathroom
- Low maintenance rear garden
- Parking space to rear
- No chain

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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. MAR0023598/20240611/DGDP



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