



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



WESTONVILLE AVENUE  
WESTBROOK  
MARGATE  
KENT  
CT9 5DY

Price: £650,000

4 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax F



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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



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### The Property

FULL OF CHARACTER AND CHARM AND LOCATED IN THE POPULAR WESTBROOK AVENUES, CLOSE TO THE SEA FRONT. EARLY VIEWING IS A MUST OF THIS GOOD SIZED 4 DOUBLE BEDROOM DETACHED FAMILY HOME WHICH IS IDEAL FOR A BUYER TO PUT THEIR OWN MARK ON. The moment you step through the front door you will be amazed by the space on offer which is highlighted by the large welcoming entrance hall and beautiful staircase to the first floor. The ground floor itself has 2 generous reception rooms, one at each end of the house, along with a 27' (8.23m) long kitchen/breakfast room and a cloakroom. On the first floor there are 4 double bedroom and a bathroom as well as a separate W.C. There is a garage to the side which is approached by a long driveway with parking for a number of cars along side the front garden with pond. To the rear is an enclosed Westerly garden with side access. This amazing home has lots of original and period features, as well as double glazing and central heating. With stunning beach on your door step and the added benefit of no chain, what's not to love?!

### Location

Located in Westonville Avenue which is one of the sought after Westbrook Avenues, close to the Royal Esplanade and sea front. Westgate & The Old Town are both within a 1½ miles with a good selection of shops, restaurants and bars with mainline stations providing good rail links to London and beyond.

### Accommodation

#### GROUND FLOOR

Large Entrance Hall  
Cloakroom

Lounge 17'3" (5.26m) x 13'10" (4.22m)

Dining Room 15'4" (4.67m) x 13'2" (4.01m)

Kitchen/Breakfast Room 27'0" (8.23m) x 11'4" (3.45m)

#### FIRST FLOOR

Bedroom 1 15'5" (4.70m) x 12'10" (3.91m) not into wardrobes

Bedroom 2 15'1" (4.60m) x 11'3" (3.43m) not into wardrobes

Bedroom 3 13'0" (3.96m) x 9'6" (2.90m)

Bedroom 4 13'1" (3.99m) x 9'5" (2.87m)

Bathroom 7'8" (2.34m) x 7'2" (2.18m)

#### OUTSIDE

Front garden with lawn and pond with long driveway leading to garage. Westerly rear garden, laid to lawn plus patio area

Garage 16'0" (4.88m) x 11'6" (3.51m)

The property currently has no broadband provision



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Total area: approx. 182.1 sq. metres (1959.8 sq. feet)  
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Plan produced using PlanUp.

## Property brochure

- Key Features**
- Character detached family home
  - 4 double bedrooms
  - 2 reception rooms
  - 27ft kitchen/breakfast room
  - Family bathroom
  - Cloakroom
  - Garage & driveway
  - Front & rear gardens
  - Close to the sea front
  - Original features
  - No Chain

Need a mortgage..?

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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. MAR0023076/20240723/DGDP

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