



Thomas  
jackson  
ESTATE AGENTS



107 Knockholt Road

Margate, CT9 3HP

- Extended and remodeled bungalow
- Close to Botany Bay
- Landscaped gardens to the front and rear
- Off street parking
- Wet room and shower room
- 3-4 Bedrooms
- Lounge and Conservatory

£459,995

EPC Rating 'TBC'

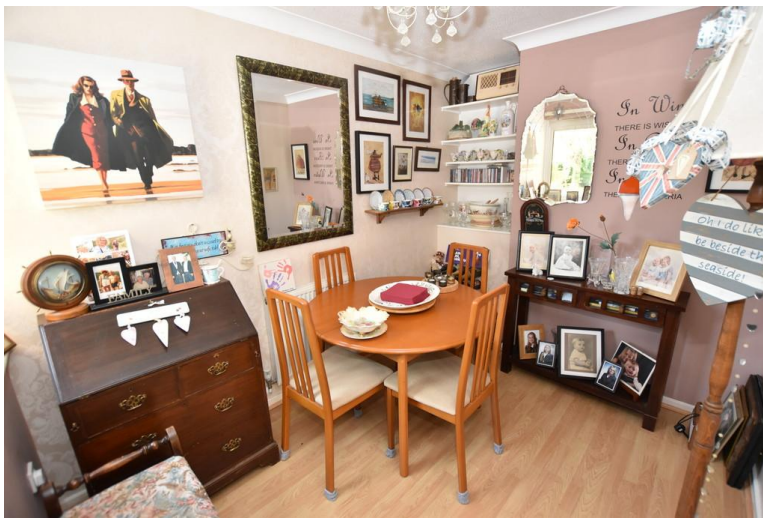




## Property Description

### DESCRIPTION

Gardeners paradise! An opportunity to purchase this immaculate 3/4 bedroom detached bungalow located on Knockholt Road minutes from the popular Botany Bay beach. The bungalow has been sympathetically remodelled and offers versatile and comfortable accommodation comprising an entrance porch, hallway, kitchen with a double glazed door providing access to the front and rear garden, lounge, dining room, utility area, wet room and shower room. The bright and airy lounge leads out to the conservatory that overlooks the beautiful garden. The front and rear gardens have been beautifully manicured by the current owner and include a paved patio area with French doors from the lounge, timber potting shed, additional shed and seating areas. The bungalow is double glazed throughout, has gas central heating and a block paved driveway. If you are looking for a coastal property close to the beach this property should be at the top of your viewing list.



## PORCH

Double glazed composite door, textured and covered ceiling, glazed door, vinyl wood effect flooring.

## HALL

Textured and covered ceiling, dado rail, storage cupboard, cupboard with shelving, wood effect vinyl flooring.

## KITCHEN

13' 1" x 7' 2" (3.99m x 2.18m) Measurements include a range of base and wall cupboards, wood effect worksurfaces, tiled splashback, 11/2 stainless steel sink with mixer tap, breakfast bar, glazed display cupboard, wall mounted boiler, space for an electric oven, space for a dishwasher, built in electric oven, textured and covered ceiling, wood effect vinyl flooring.

## LOUNGE

0" x 0' 0" (0m x 0m) Double glazed windows, double glazed French doors, textured and covered ceiling, dado rail, 2 x radiators, wood effect laminate flooring.

## CONSERVATORY

# (NaNm Brick and double-glazed construction, insulated and boarded roof, radiator, wood effect laminate flooring.

## DINING ROOM/BEDROOM

11' 4" x 7' 6" (3.45m x 2.29m) 11'4" narrows to 9'1" Double glazed window, radiator, textured and covered ceiling, shelving, wood effect laminate flooring.

## BEDROOM ONE

15' 1" x 8' 9" (4.6m x 2.67m) Double glazed window, textured and covered ceiling, radiator, wood effect laminate flooring.

## UTILITY AREA

Plumbing and space for washing machine, cupboard housing the meters, coved ceiling, wood effect laminate flooring.

## WET ROOM

Tiled walls, shower, concealed low level W.C. and inset hand basin with mixer tap, chrome heated towel rail, vinyl flooring.

## BEDROOM FOUR

7' 4" x 8' 6" (2.24m x 2.59m) Double glazed window, radiator, spot lights, coved ceiling, wood effect vinyl flooring.

## BEDROOM THREE

7' 11" x 8' 2" (2.41m x 2.49m) Double glazed window, radiator, textured and covered ceiling, wood effect laminate flooring.





### **SHOWER ROOM**

Double glazed windows, walk in shower with mains shower, pedestal hand basin, concealed low level W.C., tiled and part panelled walls, coved and textured ceiling, radiator, tiled flooring.

### **FRONT GARDEN**

Block paved driveway, an abundance of mature trees, shrubs and bedding plants. Timber gate providing pedestrian side access.

### **REAR GARDEN**

Paved patio area, laid to lawn with mature trees, shrubs and bedding plants. Gate providing side access, outside tap, timber shed, timber potting shed, additional seating area.



### **MEASUREMENTS**

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### **ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors



### **AGENTS NOTES**

Freehold

Council Tax

EPC Band





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

