



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

## Property brochure



DCONNAUGHT GARDENS  
MARGATE  
KENT  
CT9 5RX

Price: £280,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax B



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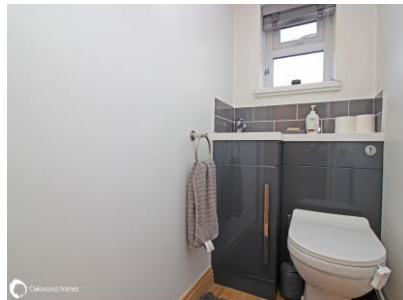
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### The Property

COMPLETELY REFURBISHED AND BEAUTIFULLY PRESENTED 2 BEDROOM SEMI DETACHED 'SMART' HOME.....this stunning 2-bedroom semi-detached family home has been thoughtfully refurbished throughout to blend modern living with convenience. The home is equipped with state-of-the-art smart technology, allowing you to manage many aspects of your home, such as the heating and lighting, as well as the bath, effortlessly with the touch of a button or voice command. However, you do not have to use the smart features if you choose not too and all elements are operational in the conventional manor. The home boasts a fresh, modern finish throughout with neutral tones and stylish fixtures and fittings, plus new double glazing and central heating. The ground floor comprises a good sized living room, newly fitted kitchen with ample storage and integrated appliances, utility cupboard and WC. On the first floor there are 2 well proportioned bedrooms and a stylish fitted bathroom, which can be operated on your phone! Outside there is a private rear garden, ideal for entertaining and to the front a large block paved driveway, for multiple vehicles, as well as additional lawn areas. With its impeccable refurbishment, smart technology features, and prime location close to the QEQM hospital, town centre and beach, this 2-bedroom semi-detached home is ready to move into and enjoy. Call Oakwood homes for further information.

### Location

Located in Connaught Gardens, Margate close to the QEQM hospital, town centre and beach. Westwood Cross shopping centre is within easy reach and Margate beach and Old Town are only ½ a mile away offering a good selection of bars and restaurants as well as Margate mainline railway station providing high speed rail access to London and beyond.

### Accommodation

#### GROUND FLOOR

Entrance Hall	
Lounge	13'6" (4.11m) x 11'10" (3.61m)
Kitchen	11'5" (3.48m) x 8'10" (2.69m)
Utility Cupboard	
Downstairs WC	5'2" (1.57m) x 3' (0.91m)

#### FIRST FLOOR

Master Bedroom	13'10" (4.22m) x 11'10" (3.61m)
Bedroom 2	11'6" (3.51m) x 8'11" (2.72m)
Bathroom	5'7" (1.70m) x 5'4" (1.63m)

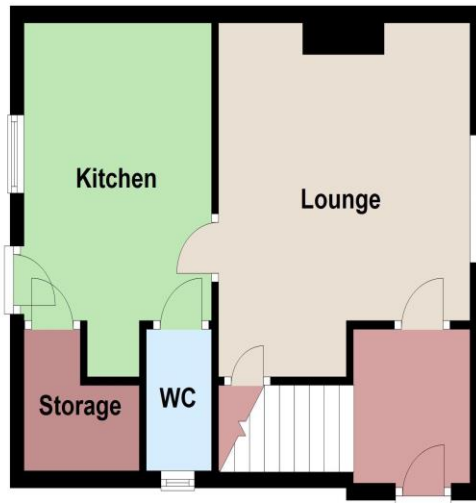
#### OUTSIDE

Block paved driveway for multiple vehicles with additional lawn areas  
Enclosed rear garden with side access  
Broadband is delivered via fibre to the premises

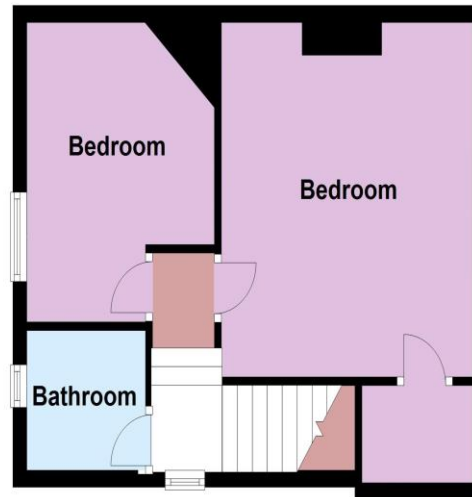


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Ground Floor



First Floor



## Property brochure

### Key Features

- Semi detached family home
- Smart technology throughout
- Newly refurbished
- 2 bedrooms
- Garden and parking for multiple vehicles
- Close to QEQM, town centre and beach
- Chain Free

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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. MAR0023965/20240904/DGDP



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