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putting people first

## Property brochure



VICTOR AVENUE  
CLIFTONVILLE  
MARGATE  
KENT  
CT9 3DY

Price: Offers over £550,000

4 Bedrooms

2 Receptions

2 Bathrooms

Off Street Parking

EPC C

Tenure FREEHOLD  
Council Tax D



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01843 221133



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

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## The Property

A SIMPLY STUNNING AND BEAUTIFULLY PRESENTED EXTENDED 4 BEDROOM DETACHED BUNGALOW WITH WESTERLY GARDEN. This home is a credit to the current owners who have created an amazing home in a cul-de-sac location. The generous accommodation starts from the moment you walk into the large entrance hall which leads to all rooms. There is a good sized living room which flows seamlessly into the sitting/sun room, which has an impressive vaulted ceiling with skylights flooding the room with light. This room leads into the stunning well appointed kitchen and has a number of high quality integrated appliances along with quartz work surfaces. Off this is bedroom 4/office and utility room, with 2 further double bedrooms and a family bathroom. The home is completed by a 19' (5.79m) main bedroom with built in wardrobes as well as an en-suite shower room. To the front there is off road parking for 2 cars and the west facing rear garden with seating areas and lawn. This wonderful bungalow has to be seen to appreciate everything it has to offer.

## Location

Located in a cul-de-sac in the popular and sought after Cliftonville Avenues, with the sea front and local shops close by. The property is approximately 2 miles from The Old Town with its extensive selection of bars and restaurants and across the far side of the main sands in the railway station providing good transport links to London and beyond.

## Accommodation

Entrance Door	
Porch	
Entrance Hall	
Living Room	17'2" (5.23m) x 12'0" (3.66m)
Sitting/Sun Room	18'0" (5.49m) x 11'10" (3.61m) with vaulted ceiling
Kitchen	11'1" (3.38m) x 10'0" (3.05m)
Bathroom	9'0" (2.74m) x 5'10" (1.78m)
Bedroom 4/Office	10'10" (3.30m) x 8'6" (2.59m)
Utility Room	7'6" (2.29m) x 5'0" (1.52m)
Bedroom 1	19'0" (5.79m) x 10'4" (3.15m) with built in wardrobes
En-suite Shower Room	8'4" (2.54m) x 6'0" (1.83m)
Bedroom 2	13'3" (4.04m) x 11'10" (3.61m)
Bedroom 3	10'0" (3.05m) x 9'6" (2.90m)
Outside	
Front Garden with driveway for 2 cars as well as paved and pea beach	
Rear Garden Approx 40' (12.19m) in length, west facing patio area, laid lawn, decked seating area.	
EV charging is available	
Broadband is delivered via fibre to the cabinet	

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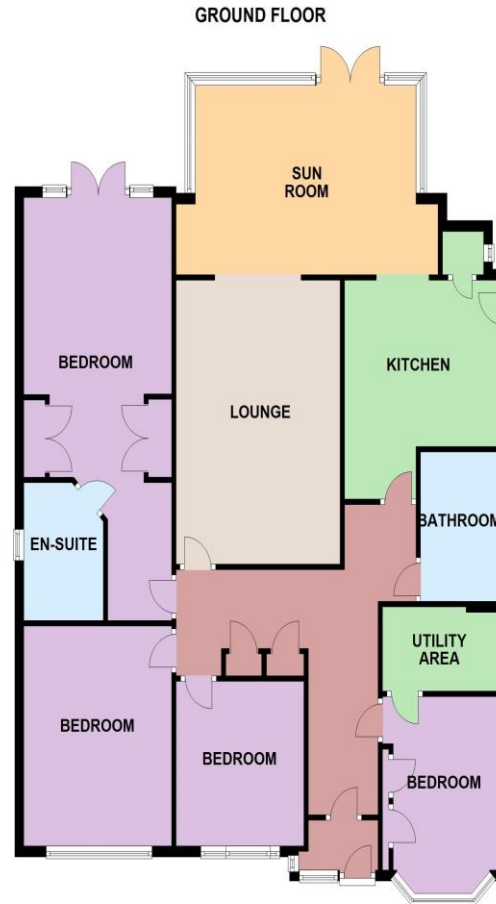
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### Key Features

- Stunning extended detached bungalow
- 4 bedrooms
- 2 reception room
- High quality kitchen with integrated appliances
- Bathroom
- En-suite Shower room
- Bedroom 4/office
- Utility room
- Off road parking for 2 cars
- Westerly rear garden

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0024011/20240912/DGDP



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