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Property brochure



GARFIELD ROAD
WESTBROOK
MARGATE
KENT
CT9 5AR

Price: offers over £450,000

5 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax C



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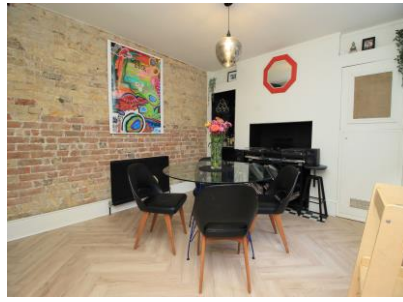
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

OFFERING SIZE & FLEXIBILITY IN A GREAT LOCATION CLOSE TO THE BEACH AND THE STATION, IN POPULAR WESTBROOK. EARLY VIEWING IS A MUST OF THIS 5 BEDROOM PERIOD FAMILY HOME! Having been updated by the current owners, this amazing home can be arranged and configured to suit and family or provide work space if required. Currently arranged with 4 double bedrooms and three reception rooms, on the ground floor there is a sitting room/Bedroom with a further bedroom and the family bathroom plus a separate WC. On the first floor there are three bedrooms with bedroom one being particularly large and has a double aspect providing the room with lots of light. On the lower ground floor you have a living room with a door to the front, dining room with attractive exposed brick wall and a well appointed fitted kitchen with some integrated appliances. There are a number of period features throughout the property including high ceilings and cornicing. There is double glazing and central heating as well as an enclosed rear garden.

Location

Located in Garfield Road in Westbrook which has local shops close by as well as the main sands and Westbrook beach. The station is very close by offering good transport links to London and beyond, with the Old Town just across the main sands with a good selection of bars and restaurants.

Accommodation

GROUND FLOOR

Entrance Hall	
Sitting Room/Bedroom 5	13'6" (4.11m) x 13'0" (3.96m)
Bedroom 4	12'0" (3.66m) x 10'4" (3.15m)
Bathroom	9'0" (2.74m) x 7'8" (2.34m)
Separate WC	

LOWER GROUND FLOOR

Kitchen	11'1" (3.38m) x 9'0" (2.74m)
Dining Room	11'8" (3.56m) x 11'6" (3.51m)
Living Room	16'7" (5.05m) x 10'7" (3.23m)

FIRST FLOOR

Landing	
Bedroom 1	17'8" (5.38m) x 10'7" (3.23m) not into bay
Bedroom 2	12'0" (3.66m) x 12'0" (3.66m)
Bedroom 3	12'0" (3.66m) x 9'0" (2.74m)

OUTSIDE

Rear Garden - Enclosed garden with patio, herb garden.
Free on road parking
Broadband is delivered via fibre to the premises

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Key Features

- Large period end terrace
- 5 bedrooms
- 2 reception rooms
- Flexible & versatile accommodation
- Well appointed fitted kitchen
- Family bathroom
- Separate WC
- Period features
- Central heating
- Enclosed rear garden
- Close to the beach & station

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. MAR0024120/20241024/DGDP

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