

## Property brochure



FARLEY ROAD  
MARGATE  
KENT  
CT9 4EP

Price: £420,000

3/4 Bedrooms


2/3 Receptions

2 Bathrooms

Off Road Parking

EPC C

Tenure FREEHOLD  
Council Tax D

 [margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)

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### The Property

AMAZING EXTENDED 3/4 BEDROOM FAMILY HOME.....Offering versatile accommodation, off street parking and a 150ft rear garden! A perfect family home, which is a credit to the current owner, ready to just move into. On the first floor you will find three good sized bedrooms and a family bathroom, with potential to extend into the loft space subject to the usual consents. On the ground floor there is a living room, shower room, a sitting room/bedroom 4 as well as a large, open plan kitchen/diner. To the rear of the property is a 150ft garden with patio, decked area and lawn with a variety of sheds and pergola. To the front is off road parking. Other benefits include double glazing and central heating.



### Location

Located in Farley Road which is close to the QEQM hospital as well as Westwood Cross and Margate Old Town. The Old Town offers a good selection of shops, bars and restaurants and across the far side of the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

#### GROUND FLOOR

Hall

Lounge 12'6" (3.81m) x 12'0" (3.66m)

Kitchen Area 13'0" (3.96m) x 9'6" (2.90m)

Dining Area 13'7" (4.14m) x 9'4" (2.84m)

Sitting Room/Bedroom 4 14'0" (4.27m) x 7'6" (2.29m)

Shower Room

#### FIRST FLOOR

Landing

Bedroom 1 14'6" (4.42m) x 10'0" (3.05m)

Bedroom 2 12'6" (3.81m) x 9'10" (3.00m)

Bedroom 3 8'0" (2.44m) x 7'1" (2.16m)

Bathroom 8'0" (2.44m) x 5'5" (1.65m)

#### OUTSIDE

Front garden with driveway

Rear garden approx 150ft in total, with patio, decked area, lawn, a variety of sheds and pergola

The property has EV charging available

Broadband is delivered via fibre to the premises



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### Key Features

- Extended family home
- Great location
- 3/4 bedrooms
- 2/3 reception rooms
- Well appointed kitchen
- Bathroom & shower room
- 150ft rear garden
- Off road parking
- Must be seen!

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. MAR0024109/241125DGCW



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