



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

## Property brochure



FARLEY ROAD  
MARGATE  
KENT  
CT9 4EP

Price: Offer Over £410,000

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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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



### The Property

SO MUCH MORE ON OFFER THAN APPEARS WITH THIS 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 which is very rare in the area. To the front is off road parking. Other benefits include double glazing and central heating and is well located for the QEQM hospital.

### 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. MAR0024109/20250130/DGDP



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