



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

## Property brochure



GROVE GARDENS  
WESTBROOK  
KENT  
CT9 5RQ

Price: offers over £500,000

3 Bedrooms

1 Reception

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



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### The Property

A LARGE SEMI DETACHED 3 BEDROOM FAMILY HOME WITH GOOD SIZED GARDEN IN POPULAR WESTBROOK. Early viewing is a must to appreciate the size as well as the potential of this home which could easily be extended and enlarged subject to consents. The accommodation offers a lounge, large kitchen/diner and a cloakroom on the ground floor, whilst on the first floor there are 3 bedrooms with an en-suite to bedroom 1 as well as a large and well appointed family bathroom. To the rear of the property is an 80ft garden with a shed, and a driveway to the front for 3 cars. No Chain

### Location

Located in Grove Gardens which is close to local shops, schools, Hartsdown Park & Leisure Centre as well as the sea front. The railway station is less than 1/3 mile away and offer good transport links to London and beyond. Across the far side of the main sands in the Old Town with its good selection of bars and restaurants.

### Accommodation

#### GROUND FLOOR

Hallway

Lounge 15'4" (4.67m) x 12'0" (3.66m) not into bay

Cloakroom

Kitchen/Diner 21'10" (6.65m) x 17'8" (5.38m) max

Landing

Bedroom 1 12'5" (3.78m) x 11'10" (3.61m) not in to built in wardrobes to one wall

En - Suite 6'7" (2.01m) x 6'0" (1.83m)

Bedroom 2 14'5" (4.39m) x 9'6" (2.90m)

Bedroom 3 8'2" (2.49m) x 7'10" (2.39m)

Family Bathroom 14'5" (4.39m) x 9'6" (2.90m)

#### OUTSIDE

Front garden with drive for 3 cars

Rear garden approx 80' (24.38m) laid to lawn

Broadband is supplied via fibre to the cabinet

The property is fitted with solar panels which are owned outright.



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### Key Features

- Large 3 bedroom semi detached family home
- Great location
- En-suite & family bathroom
- Lounge
- Kitchen/diner
- 80ft rear garden
- Central heating
- Off road parking
- No chain

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. MAR0024229/250103ASCW

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