

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Barn Crescent, Westbrook



- 4 bedrooms
- 2 reception rooms
- Downstairs WC
- Off road parking and garage
- Sought after location
- No onward chain
- Gas central heating & double glazing
- South facing garden

£ 249,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpert Agents are delighted to be offering this unique extended 4 bedroom family home with NO FORWARD CHAIN. Located in the sought after location of Barn Crescent in Westbrook, the property is within easy reach of the sandy Westbrook Bay beach and close to transport links and the local towns of Margate and Westgate -on-Sea. The property in our opinion is a perfect family home that has been extended and offers good size living space with downstairs cloakroom, south facing garden, plenty of parking and no forward chain. We believe the property will be extremely popular due to its location and size and will need to be viewed internally to appreciate all on offer. To book a viewing on this property please contact us on 01843 808088.

Entrance via UPVC double glazed door to:

Entrance Hall

UPVC double glazed window to front, stairs rising to first floor, doors to all principal rooms, under-stairs storage cupboard, telephone point, double radiator, door to:

Cloakroom

Low level WC, wash hand basin, extractor fan, tiled floor.

Lounge 14'3" into bay x 11'10" (4.34m x 3.61m)

UPVC double glazed bay window to front, open fireplace with feature brick surround and hearth with mantle over, picture rails, TV point, double radiator.

Dining Room 11'10" x 11'6" (3.61m x 3.51m)

Two UPVC double glazed windows overlooking rear garden, radiator

Kitchen 14'8" x 8'11" < 7'11" (4.47m < 2.41m x 2.72m)

Range of wall and base level units, roll top work surface with inset single drainer sink unit and 4-ring gas hob with built in over below, space plumbing for washing machine, cupboard housing gas boiler, extractor fan, double radiator, two UPVC double glazed windows overlooking rear garden with UPVC double glazed door to rear.

First Floor Landing

Built-in storage cupboard, access to loft, telephone point.

Bedroom 1 14'7" into bay x 11'11" (4.44m x 3.63m)

UPVC double glazed bay window to front, open fire with tiled surround and mantle over, radiator.

Bedroom 2 20'8" x 7'7" (6.30m x 2.31m)

UPVC double glazed window to front and UPVC double glazed window overlooking rear garden, two radiators.

Bedroom 3 3.63m (11'11") x 3.48m (11'5")

UPVC double glazed window overlooking rear garden, open fireplace with tiled surround and mantle over, radiator, built in storage cupboard, wall mounted sink with tiles to splash-back area, radiator.

Bedroom 4 2.31m (7'7") x 1.78m (5'10")

UPVC double glazed window to front, radiator

Bathroom

Low level WC, pedestal wash hand basin, panelled bath with electric shower over, tiles to all splash-back areas, radiator.

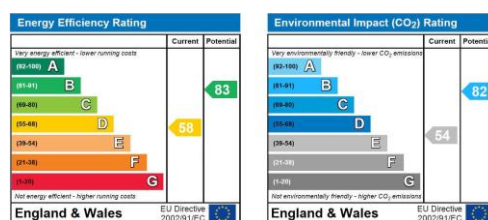
Rear Garden

Rear door from kitchen leading to a patio area with steps rising to lawn, brick built shed, access at side via side to garage.

Garage

Double doors, window to front, door to rear garden, power and lighting, gas and electric meters, water tap.

Energy Performance Certificate



**Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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