



35 Westbrook Avenue, Westbrook.

£ 279,950



- Semi detached house close to Westbrook Beach
- Five good sized bedrooms
- Two reception rooms plus conservatory
- Double glazing where stated & gas central heating
- Large rear garden
- Off street parking and garage
- Close to beach, shops, transport links and amenities
- No forward chain

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed

**SPACIOUS FAMILY HOME LOCATED CLOSE TO WESTBROOK BEACH, LOCAL SCHOOLS, SHOPS AND AMENITIES!**  
 Xpertagents are offering this spacious five bedroom family home ideally situated for local Schools and within easy reach of Westbrook beach, shops and Margate Old Town.

This versatile home offers living accommodation arranged over three floors and boasts good sized living accommodation on all levels. On the ground floor there is a bay fronted living room and separate dining room which leads into a conservatory, 19ft kitchen/breakfast room and downstairs wc off the entrance hall. On the first floor there are three bedrooms with an en-suite to master and a separate family bathroom. On the second floor there are two further bedrooms, each with their own dressing room/walk in wardrobes. Externally there is a rear garden measuring in excess of 100ft with access into a single garage and further off street parking to the front. In our opinion the property would make an ideal family home. Early viewing is recommended.

**Ground floor**

**Entrance Hall**

Frosted glass double glazed window to front, two wall mounted radiators, stairs leading to first floor with two built in storage cupboards under, oak effect laminate flooring, further built in storage cupboard housing boiler and plumbing for washing machine, doors into;

**Downstairs WC**

White low level WC with matching wash hand basin to side and frosted glass double glazed window to side, tiled to splash back, oak effect laminate flooring.

**Lounge**

15' 1" x 13' 3" (4.60m x 4.04m)

Front aspect double glazed bay window with double radiator under, feature fireplace with inset electric fire, period picture rail, double doors to;

**Dining Room**

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed French doors leading into conservatory, double radiator, feature fireplace with wooden surround, period picture rail and dado rail.

**Conservatory**

16' 2" x 8' 6" (4.93m x 2.59m)

Double glazed French doors to rear, double glazed sloping roof, light and power, wood effect vinyl flooring.

**Kitchen/Breakfast Room**

19' 4" x 10' 2" (5.89m x 3.10m)

Dual aspect double glazed windows, range of matching Beech wall and base units with roll top work surface over, inset one and a half bowl single drainer sink with mixer tap, integrated chrome double oven with four ring gas hob and extractor hood over, space and plumbing for dishwasher with further space for two fridge freezers and a tumble dryer, frosted glass double glazed door to side out to conservatory, inset ceiling spot lighting, tiled to splash back.

**First floor**

**First Floor Landing**

Double glazed window to side, wall mounted radiator, stairs leading to second floor, doors into principle rooms;

**Bedroom One**

16' x 11' 11" (4.88m x 3.63m)

Front aspect double glazed bay window with radiator under, period feature fireplace and picture rail, door leading into en-suite;

**En-Suite**

7' 9" x 7' 4" (2.36m x 2.24m)

Front aspect double glazed window, suite comprising a low level WC, wash hand basin and P shaped double sized shower cubicle with wall mounted mixer shower, tiled surround and glass screen enclosure, radiator to front, inset spot lighting.

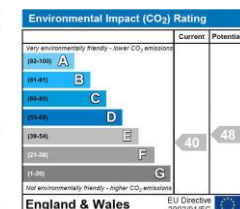
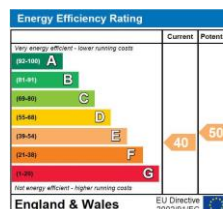
**Bedroom Two**

12' 2" x 10' 11" (3.71m x 3.33m)

Rear aspect double glazed window with radiator under, period picture rail.

**Bathroom**

Two frosted glass double glazed window to side, white suite comprising a low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment over, fully tiled walls, radiator, inset spot lighting.



**Bedroom Three**

10' 11" x 10' 3" (3.33m x 3.12m)

Rear aspect double glazed window with radiator under.

**Second floor**

**Second Floor Landing**

Double glazed window to side, access to loft via hatch, doors into;

**Bedroom Four**

11' 11" x 9' 5" (3.63m x 2.87m)

Front aspect double glazed dormer window, wood effect laminate flooring, door into;

**Dressing Room**

7' 3" x 5' 5" (2.21m x 1.65m)

Double glazed window to side.

**Bedroom Five**

11' 11" x 9' 4" (3.63m x 2.84m)

Rear aspect double glazed dormer window, radiator, door into;

**Dressing Room Two**

7' 4" x 6' 1" (2.24m x 1.85m)

Double glazed window to side.

**Outside**

**Front Garden**

Perimeter wall with off street parking leading to shared drive and garage.

**Rear Garden**

Approx. 115' 3" x 26' 2" (35.13m x 7.98m)

Decked area leading onto a paved patio with raised borders, good sized lawn to the second half of the garden with well established trees and shrub borders, fenced perimeters, timber built shed measuring 15' 11" x 7' 3" (4.85m x 2.21m), outside tap and security lighting, gated side access to a shared drive.

Garage accessed via shared drive.

15' 9" x 10' 5" (4.80m x 3.18m)

Double opening doors to front, windows to side and rear.

