



**Argyle Avenue, Margate**  
**£450,000**

3 bedroom detached house for sale | Freehold **SSTC**

This amazing home stuns you from the minute you walk through the door. The light hallway leads through to the down stairs W.C which is situated under the stairs. To the front of the home you have the lounge with bay window which is perfect for cozying up on the sofa in the evening. To the rear you have the amazing open plan kitchen/dining room measuring an impressive 20ft x 27ft with amazing skylight window and doors to the rear garden. This is a fantastic room and truly the hub of the house for a simple cup of tea or gathering with friends and family. On the first floor you have the three bedrooms and family bathroom. The outside is also impressive with off street parking for five/six cars and a double garage. The rear garden is a sunny wrap around garden and is a mixture of patio and laid to lawn.

This home really should be seen to be believed.

## **Hall**

### **Lounge**

w: 4.27m x l: 4.27m (w: 14' x l: 14' )

### **Kitchen/diner**

w: 6.1m x l: 8.23m (w: 20' x l: 27' )

## **WC**

### **FIRST FLOOR:**

### **Bathroom**

w: 2.44m x l: 2.44m (w: 8' x l: 8' )

### **Bedroom 3**

w: 2.13m x l: 2.44m (w: 7' x l: 8' )

### **Bedroom 2**

w: 2.74m x l: 3.66m (w: 9' x l: 12' )

### **Bedroom 1**

w: 3.05m x l: 4.27m (w: 10' x l: 14' )

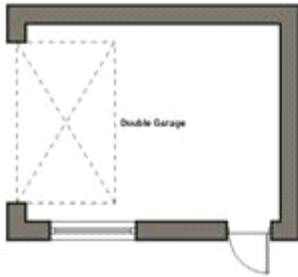
### **Rear Garden**

### **Double Garage**

w: 6.1m x l: 6.4m (w: 20' x l: 21' )



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Please note this floorplan is for illustration purposes only. It is not drawn to scale.  
 Any measurements, floor areas (including any total floor areas) openings and orientation are approximate.  
 No details are guaranteed and cannot be relied upon for any purpose and they do not form any part of our agreement.  
 No liability is taken for any error, omission, or misstatement. A party must rely upon it's own inspection(s).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.