

Tivoli Park Avenue, Margate, CT9 5TH

Asking Price £450,000



# Tivoli Park Avenue

## Margate CT9 5TH

Nestled on the charming Tivoli Park Avenue in Margate, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and elegance. Overlooking the picturesque park, the property boasts a serene setting that is ideal for families and those seeking a peaceful retreat.

As you enter, you are greeted by an inviting entrance porch adorned with beautiful stained glass windows, leading into a spacious hallway. The ground floor features three well-proportioned reception rooms, including a bright sitting room with a lovely bay window that fills the space with natural light. The separate dining room flows seamlessly into a conservatory, creating an ideal space for entertaining or enjoying family meals while overlooking the garden. The downstairs also has the benefit of a WC cloakroom.

The high gloss white kitchen units provide a modern touch, and the utility area conveniently located in the conservatory enhances functionality. This home is designed for both relaxation and practicality.

Upstairs, you will find two generous double bedrooms and two comfortable single bedrooms, perfect for accommodating family or guests. The family bathroom is well-appointed, ensuring convenience for all.

Outside, the property offers driveway parking for two vehicles, along with a garage, providing ample space for your vehicles and storage needs.

This charming house in Margate is not just a home; it is a lifestyle choice, offering a blend of modern living with the tranquility of park views. Don't miss the opportunity to make this lovely property your own.

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

NB: "Disclosure of Relationship: The party facilitating the sale of this property is related to the seller by marriage (sister-in-law). This disclosure is made in accordance with requirements for transparency and fair dealing."

### Entrance/Porch

### Hallway

### Living Room

14'1" x 12'5" (4.312 x 3.790)





**Dining Room**  
11'11" x 15'4" (3.655 x 4.676)

**Conservatory**  
21'4" x 5'9" (6.526 x 1.773)

**Kitchen**  
11'8" x 9'4" (3.557 x 2.852)

**WC**

**First Floor**

**Bedroom 3**  
9'3" x 9'6" (2.822 x 2.912)

**Bedroom 2**  
12'6" x 12'0" (3.833 x 3.669)

**Bedroom 1**  
11'11" x 15'4" (3.655 x 4.676)

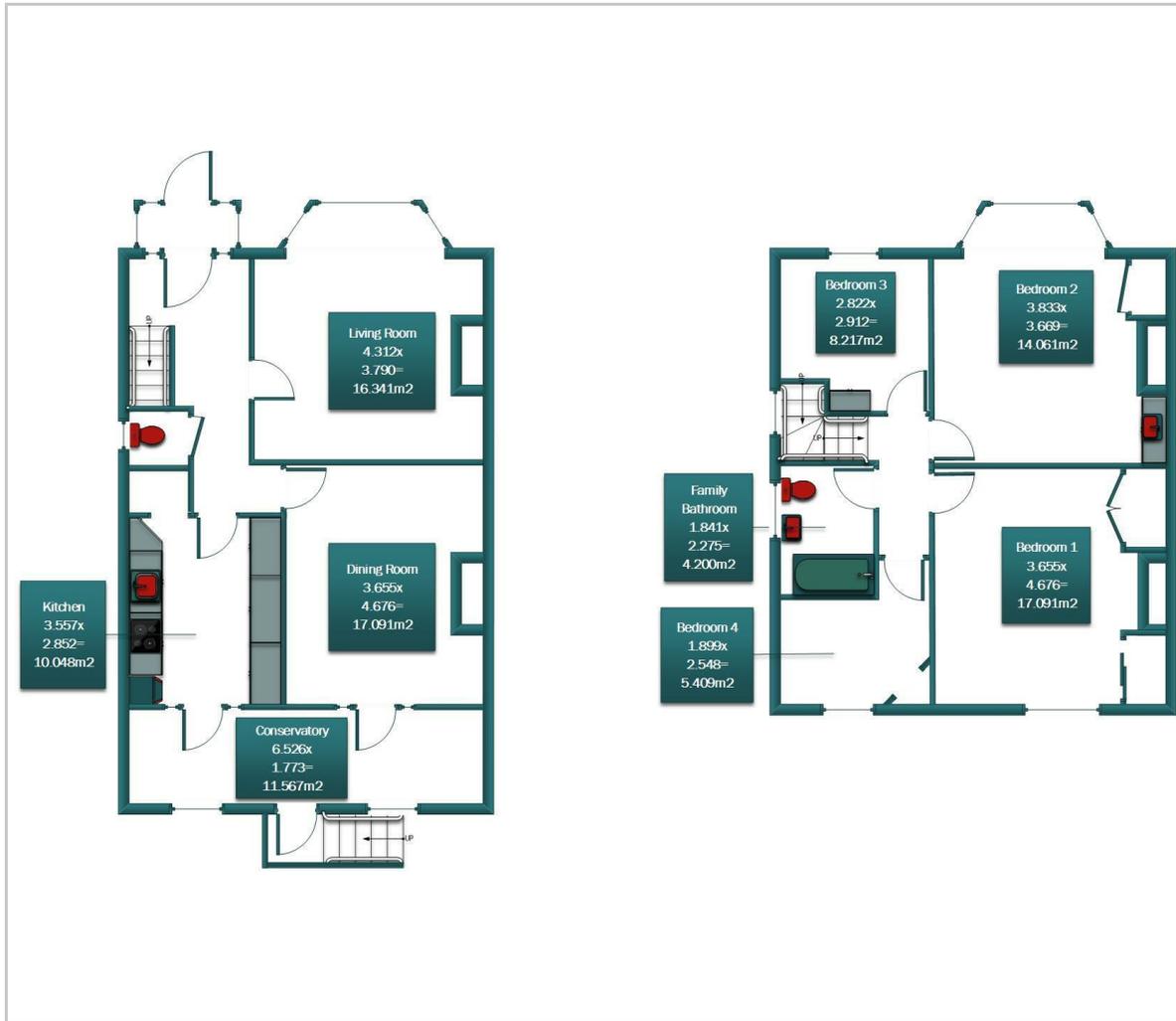
**Bedroom 4**  
6'2" x 8'4" (1.899 x 2.548)

**Family Bathroom**  
6'0" x 7'5" (1.841 x 2.275)

**Enclosed Rear Garden**



## Floor Plan

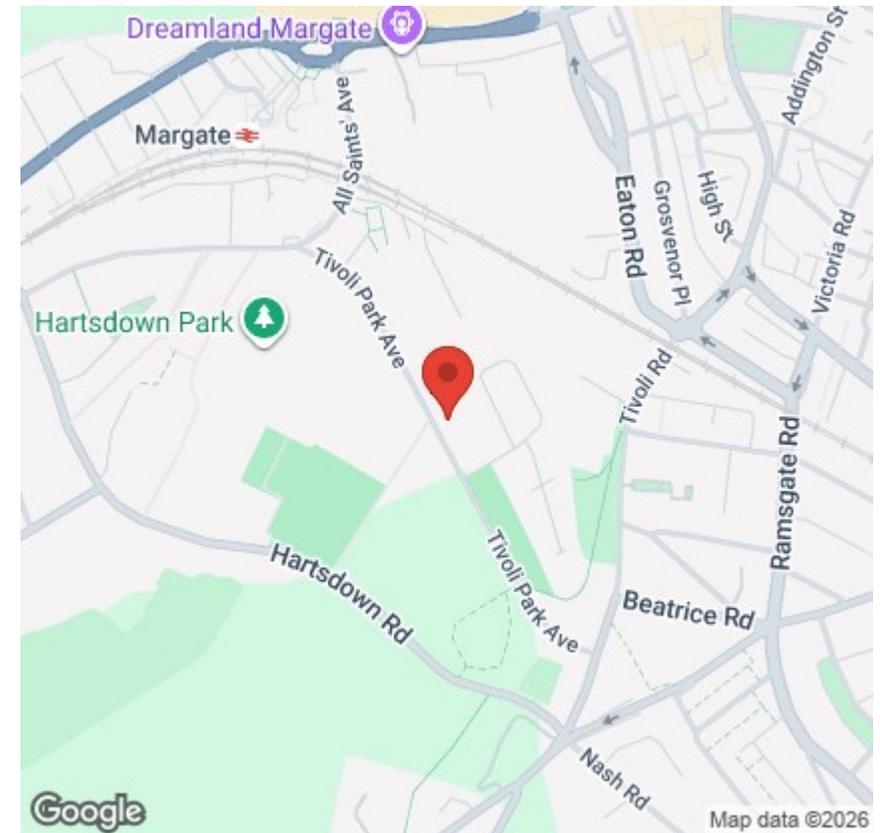


## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

