



Price
£450,000

Freehold

3x  1x  1x 

Laleham Road, Margate,
Kent, CT9

OVER 60?

You could get up to
59% off the price!*

Wards
Helping you move forwards



Main features

- Family home with lots of space
- Opportunity to work from home in the garden office/workshop
- Excellent condition throughout
- Handy for local schools
- Sunny and secluded garden
- Conservatory to sit and enjoy the garden when the weather is not at it's best

Accommodation

GROUND FLOOR

- Lounge:** 12'2 x 11'9 (3.71m x 3.58m)
- Dining Area:** 13'3 x 12'1 (4.04m x 3.69m)
- Kitchen:** 9'1 x 7'5 (2.77m x 2.26m)
- Conservatory Area:** 18'7 x 12'9 (5.67m x 3.89m)

FIRST FLOOR

- Landing**
- Bedroom 1:** 14'3 x 11'11 (4.35m x 3.63m)
- Bedroom 2:** 12'1 x 12'1 (3.69m x 3.69m)
- Bedroom 3:** 7'11 x 7'6 (2.41m x 2.29m)
- Bathroom:** 8'0 x 7'5 (2.44m x 2.26m)

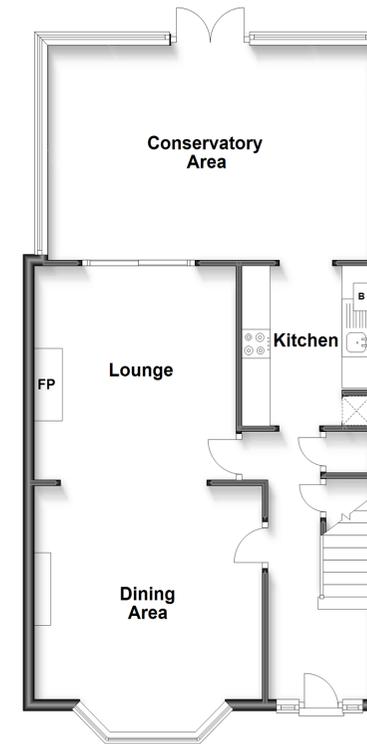
OUTSIDE

- Front Garden**
- Off Road Parking**
- Workshop**
- Rear Garden**

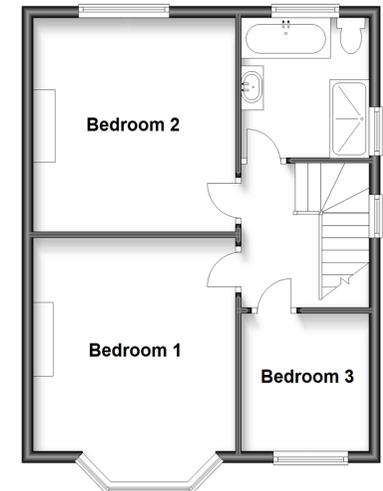
Call Cliftonville - 01843 227447 ■ wardsofkent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

Ground Floor
Approx. 66.8 sq. metres (719.6 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.4 sq. feet)



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