



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

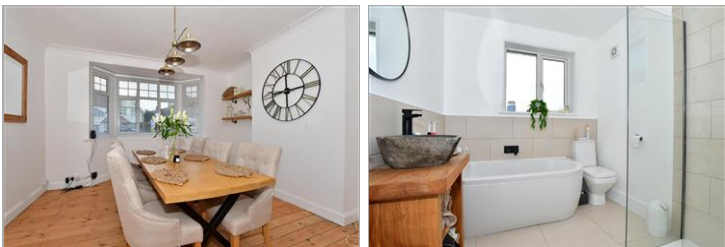
**Laleham Road, Margate,  
Kent, CT9**

**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)

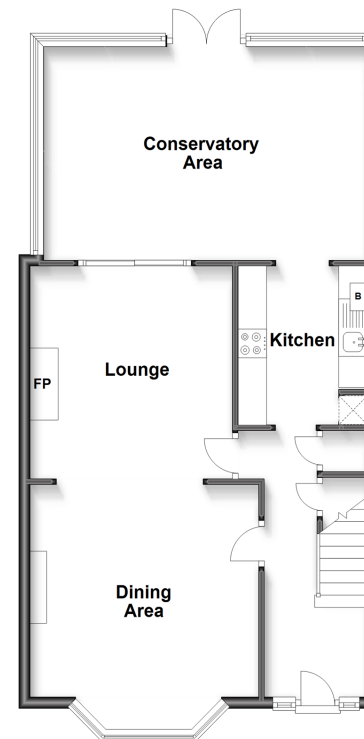
### FIRST FLOOR

**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)

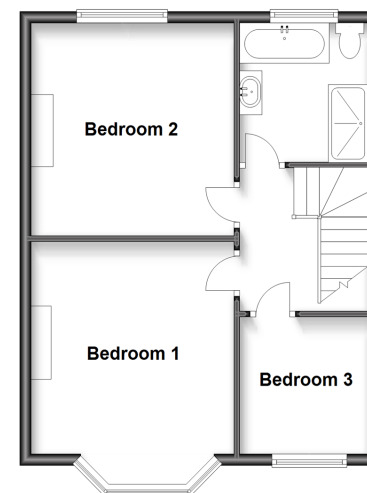
### OUTSIDE

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

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

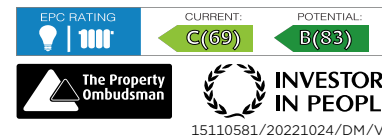


**First Floor**  
Approx. 45.0 sq. metres (484.4 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://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%



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