



2 Laleham Gardens, Margate  
£465,000





## 2 Laleham Gardens

Margate, Margate

Miles and Barr are delighted to bring to the market this two-bedroom detached bungalow in the popular sought-after location of Laleham Gardens. This property comprises of a spacious extended lounge, separate kitchen with ample space to dine, two good sized double bedrooms, a family bathroom and separate WC. Externally there is a large private rear garden measuring approx. 80', off street parking for multiple cars along with an in/out drive. This property really is one not to be missed and viewings come highly recommended to appreciate all this wonderful home has to offer.

- Quiet Cul-De-Sac
- Detached Bungalow
- Extended
- In/Out Driveway
- Off Street Parking
- Large Private Garden







### Entrance

### Bedroom One

Dimensions: 4.88m x 3.66m (16'0 x 12'0).

### WC

Dimensions: 1.70m x 0.74m (5'7 x 2'5).

### Bathroom

Dimensions: 2.79m x 1.63m (9'2 x 5'4).

### Kitchen

Dimensions: 3.49 x 3.41 (11'5" x 11'2").

### Bedroom Two

Dimensions: 3.63m x 3.33m (11'11 x 10'11).

### Dining Room

Dimensions: 4.57m x 3.35m (15'0 x 11'0).

### Lounge

Dimensions: 4.17 x 3.38 (13'68 x 11'08)

### Utility room

Dimensions: 3.86m x 2.95m (12'8 x 9'8).

### External

### Rear Garden







## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)