



## 15 Turnden Gardens, Cliftonville, Margate, CT9 3HB

£475,000

- No Chain
- South Facing Garden
- Conservatory
- Modern shower room

Situated on the ever-popular Palm Bay estate we are delighted to offer for sale this stunning three-bedroom detached bungalow. Move straight in and unpack, nothing to do here. Elegantly proportioned rooms with a versatile approach to layout. Comprising currently of entrance porch, entrance hallway, fitted kitchen, family bathroom plus a generous separate WC. There are also three bedrooms plus a superb conservatory that overlook's the manicured gardens. There is also a beautiful, south facing garden as well as plenty of parking plus garage.



## Property Description

### THE PROPERTY

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### PORCH

14' 02" x 3' 01" (4.32m x 0.94m) Porch entrance with a double sliding door, original brick walls and wooden shelving.

### HALL

5' 07" x 9' 03" (1.7m x 2.82m) Hallway with coved ceilings and radiator. Doors to:

### WC

Toilet with wash basin.

### KITCHEN

9' 05" x 11' 09" (2.87m x 3.58m) kitchen featuring integrated appliances such as fridge, freezer and washing machine, radiator, double sink and draining board, tiled walls with large window. As well as doors to the pantry and side door to the alley leading to the garden.

### LOUNGE/DINER

23' 03" x 17' 07" (7.09m x 5.36m) Coved ceiling, two radiators, floor to ceiling window and double sliding door, fire place, door to the conservatory and inner hallway.

### CLOAKROOM/ PANTRY

4' 06" x 3' 0" (1.37m x 0.91m) Spacious cloakroom/pantry with large shelving.





#### CONSERVATORY

11' 02" x 9' 01" (3.4m x 2.77m) Double doors leading to garden.

#### SHOWER ROOM

Shower room with wash basin, toilet, integrated storage, tiled walls.

#### INNER HALL

8' 09" x 3' 08" (2.67m x 1.12m) Featuring loft hatch, large cupboard with the boiler and shelving.

#### BEDROOM ONE

9' 08" x 11' 07" (2.95m x 3.53m) Coved Ceiling, radiator, back door and full length window. Double door wardrobe with shelf.

#### BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m) Coved ceiling, full length window looking over front garden.

#### BEDROOM THREE

8' 05" x 8' 09" (2.57m x 2.67m) Radiator, full length window looking over front garden.

#### GARAGE

8' x 17' 04" (2.44m x 5.28m) Garage with single back door and electric main door, plug sockets and lighting installed.

#### MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

