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## Property brochure



LALEHAM GARDENS  
MARGATE  
KENT  
CT9 3PN

Price: Offers Over £425,000

.....  
2 Bedrooms

.....  
1 Reception

.....  
1 Bathroom

.....  
1 Garage

.....  
EPC D

.....  
Tenure FREEHOLD  
Council Tax C



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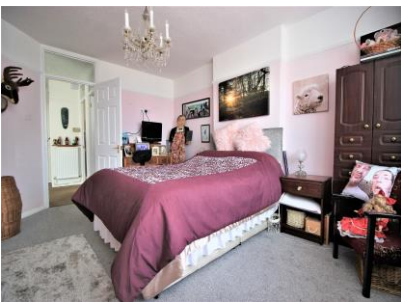
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### The Property

EXTENDED AND WELL PRESENTED 2 BEDROOM DETACHED BUNGALOW WITH A LARGE GARDEN TO REAR! An amazing bungalow offering so much more than it appears. Extended across the back whilst still retaining a large enclosed rear garden which can only be described as a gardener's paradise. You enter the property via a large porch and into the hallway. To the front are 2 generous double bedrooms and there is a dining area leading into a sitting area with a large lantern flooding it with light and doors out onto the garden. There is a fitted kitchen with utility/breakfast room just off it with an additional cloak room. There is a family bathroom and a separate wc. To the front is an in and out block paved driveway which leads to a garage with a covered area in front. To the rear is a wonderful, large garden over 80' (24.38m) in length, with a sitting area, lawn, established trees and bushes and is totally enclosed, so ideal for pets and little ones. The property has double glazing and central heating and is a credit to the current owner.

### Location

Located in a cul de sac just off Northdown Road which has a good selection of shops and cafes as well as the sea front being close by. The Old Town is approx 1 1/2 miles away and has a number of good restaurants and bars on offer and across the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

Entrance Door

Porch

Entrance Hall

Dining Area 15'1" (4.60m) x 12'2" (3.71m)

Sitting Area 13'6" (4.11m) x 11'3" (3.43m) with lantern

Kitchen 11'0" (3.35m) x 10'0" (3.05m)

Utility/Breakfast Room 12'10" (3.91m) x 9'1" (2.77m)

Cloakroom

Bedroom 1 16'4" (4.98m) x 12'0" (3.66m) into bay to front

Bedroom 2 11'10" (3.61m) x 9'10" (3.00m)

Bathroom 5'8" (1.73m) x 5'3" (1.60m)

Separate WC

Outside

Front garden mainly block paved and in and out drive offering a number parking spaces

Garage 18'8" (5.69m) x 8'2" (2.49m) with storage area in front. Rear garden approx 80ft enclosed patio area, laid lawn beds and borders and pond



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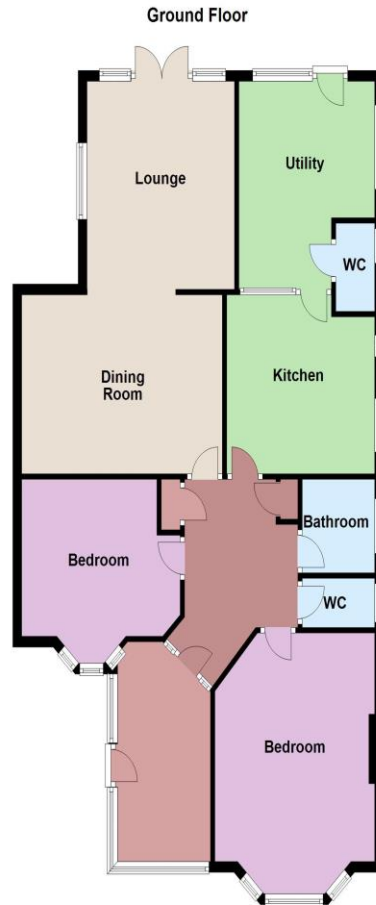
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## Property brochure

### Key Features

- Extended detached bungalow
- Bigger than it appears
- 2 double bedrooms
- Dining area
- Sitting room
- Kitchen
- Utility/Breakfast Room
- Bathroom
- Garage & in and out driveway
- Large 80ft enclosed rear garden
- Must be seen

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022239/20230719/DGDP



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