



Oakwood homes[®]
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Property brochure



LALEHAM LANE
MARGATE
KENT
CT9 2UG

Price: £350,000

3 Bedrooms

1 Reception

1 Bathroom


Allocated parking


EPC B

Tenure FREEHOLD
Council Tax C



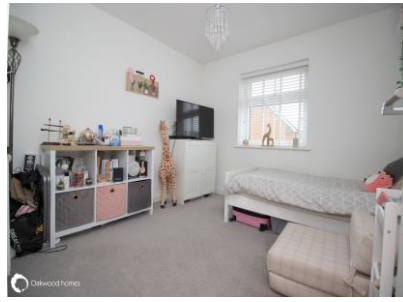
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

EARLY VIEWING IS A MUST OF THIS GOOD SIZED MODERN 3 BEDROOM SEMI DETACHED FAMILY HOME IN A GREAT LOCATION FOR LOCAL SCHOOLS, PARKS AND THE SEA FRONT. Being just over 2 years old this home offers all the advantages of a brand new home without the teething/snagging issues you often find, and is a credit to the current owners. On the first floor are three generous bedrooms and a family bathroom, whilst on the ground floor there is a hall, cloakroom, large lounge, good size kitchen/diner as well as a utility room. There is double glazing and central heating and an enclosed rear garden ideal for a family. This home also come with two allocated parking space.

Location

Located in a cul de sac close to both Dane Park and Northdown Park, as well as the shops in Northdown Road, with a well regarded local school within 100 metres. The Old Town is just over a mile away and across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Hall

Cloakroom

Lounge

17'0" (5.18m) x 10'10" (3.30m)

Kitchen/Dining Room

17'3" (5.26m) 9'3" (2.82m)

Utility Room

6'10" (2.08m) x 5'6" (1.68m)

FIRST FLOOR

Landing

Bedroom 1

14'4" (4.37m) x 9'10" (3.00m)

Bedroom 2

10'0" (3.05m) x 9'10" (3.00m) Minimum

Bedroom 3

10'10" (3.30m) x 7'6" (2.29m)

Bathroom

7'0" (2.13m) x 6'3" (1.91m)

OUTSIDE

Rear garden is approximately 23' (7.01m) x 21' (6.40m) with patio area, lawn and enclosed by fencing
2 allocated parking spaces



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Key Features

- Modern semi detached family home
- 3 generous bedrooms
- Large lounge
- Kitchen/diner
- Utility room
- Cloakroom
- Bathroom
- Enclosed rear garden
- Two allocated parking spaces
- 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. MAR0022224/20240412/DGDP



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