GUILDCREST ESTATES



25A Laleham Road, Margate CT9 3QA

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£315,000

Located on Laleham Road in the charming seaside town of Margate, this stunning end terrace family home offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and stylish abode.

Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The vendor informs us there is a newly fitted cashmere high gloss kitchen is a true highlight, featuring integrated appliances that make cooking a delight. This contemporary space is designed for both functionality and aesthetics, ensuring that meal preparation is a pleasure. Additionally, the converted garage presents a versatile option, serving as either a study or an extra bedroom, catering to your family's needs. The low maintenance gardens surrounding the property offer a serene outdoor space, allowing you to enjoy the fresh air without the burden of extensive upkeep. Parking is a breeze with space for two vehicles, making this home not only practical but also accommodating for families with multiple cars. Furthermore, the property is conveniently located close to local schools, making it an excellent choice for families with children.

























By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must
be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Council tax band C
Freehold
EPC C

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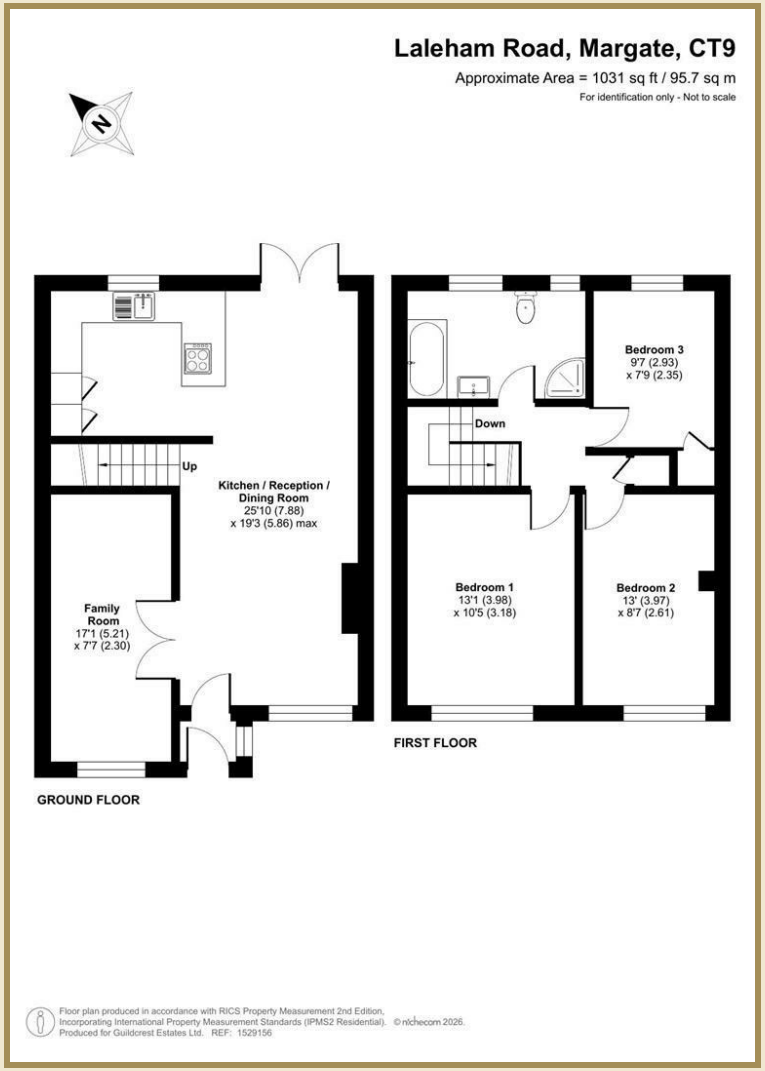
Key Features

- Immaculate 3 bed end terrace family home
- Lovely size lounge/dining room
- Modern fitted kitchen with integrated appliances
- Converted garage that can be used as study/bedroom 4
- Modern bathroom
- Driveway with parking for approx 2 vehicles
- Close to local schools
- Low maintenance gardens
- EPC tbc

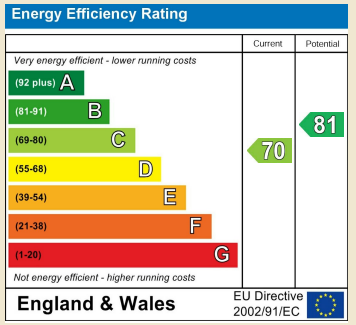
Important Information

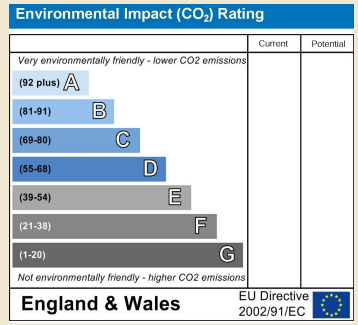
Freehold
House - End Terrace
1031.00 sq ft
Council Tax Band C
EPC Rating C

£315,000









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