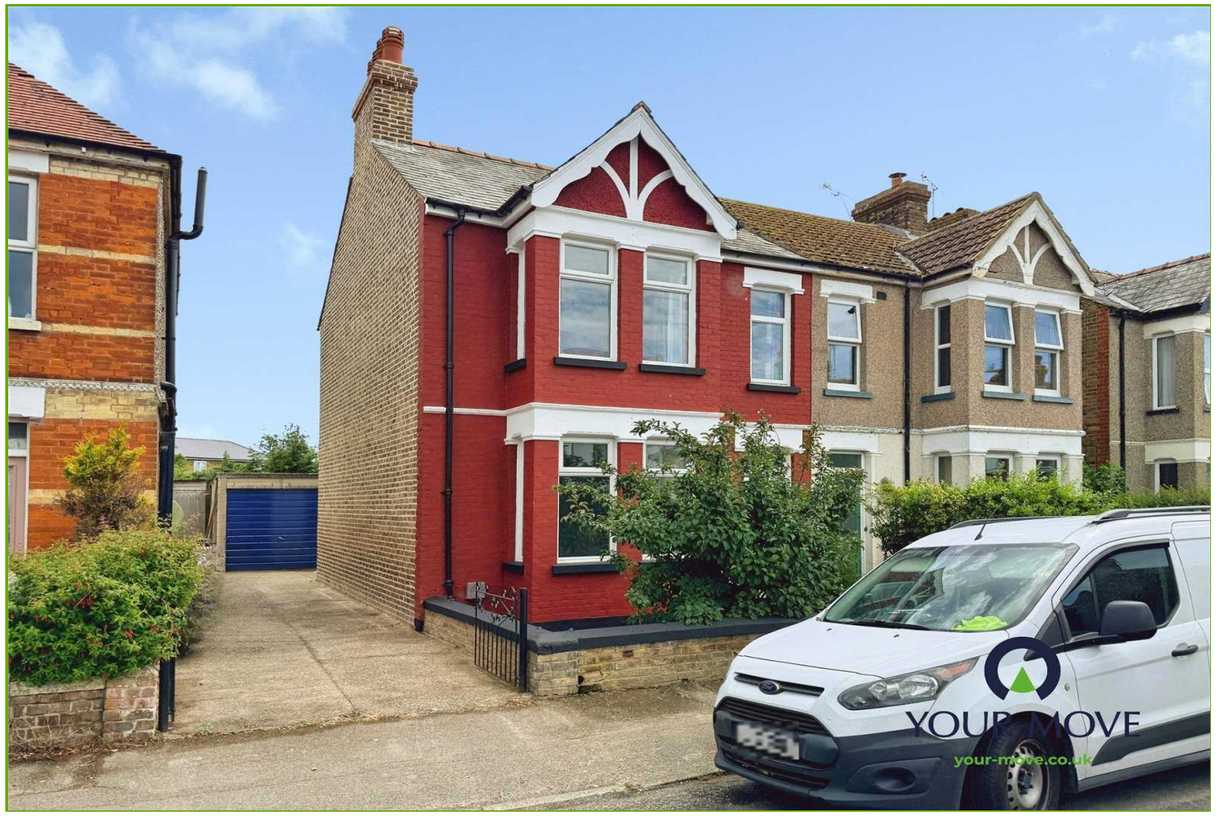
















Leslie Avenue, Margate, Kent, CT9

Offers in excess of: £340,000

Tenure: Freehold

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your-move.co.uk

Ramsgate T: 01843 584 848

The Property Ombudsman

Leslie Avenue, Margate, Kent, CT9

Offers in excess of: £340,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Thanet District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Situated in the popular Garlinge area of Margate, this beautifully renovated period semi-detached family home offers generous and versatile accommodation arranged over two floors, complemented by a substantial rear garden, detached garage and the significant advantage of no onward chain.

Description
This attractive period semi-detached residence has been thoughtfully and extensively renovated throughout, creating a superb family home that successfully combines character features with modern comforts. Occupying a desirable position on Leslie Avenue, the property is being made available with no onward chain.

The property is approached via a charming enclosed courtyard garden to the front, providing an attractive first impression. Upon entering, a welcoming entrance porch leads into the hallway, with access to the principal reception rooms.

To the front of the property, the spacious lounge enjoys excellent natural light and provides an ideal space for relaxing and entertaining. The separate dining room offers ample room for family dining and social gatherings, whilst the modern fitted kitchen sits to the rear of the home and benefits from direct access to the garden. Beyond the kitchen is a useful utility room, ground floor shower room/WC and a versatile outbuilding/home office, ideal for those working remotely or seeking additional hobby space.

To the first floor, the landing gives access to four well-proportioned bedrooms and a contemporary family bathroom. The generous principal bedroom occupies the front of the property, whilst the remaining bedrooms provide flexible accommodation for growing families, guests or home-working requirements.

Externally, the rear garden is a particular feature of the home. Designed for both family enjoyment and entertaining, it is initially laid to pave with a central paved pathway then leads through two lawned garden areas to an impressive raised decked seating area complete with pergola, creating an excellent outdoor entertaining space. The garden enjoys a wonderful sense of space and privacy.

To the rear, a shared driveway provides access to a detached garage, offering valuable storage, workshop potential or secure parking.

Offered to the market with no onward chain, this superb family home presents a rare opportunity to acquire a fully renovated period property in a highly convenient and sought-after location.

Location
Leslie Avenue is situated within the highly regarded Garlinge area of Margate, a popular residential neighbourhood favoured by families and professionals alike. The location offers excellent access to a range of everyday amenities including local shops, supermarkets, healthcare facilities and leisure amenities.

Families are particularly well served by a selection of respected primary and secondary schools within easy reach, while regular bus services provide convenient connections to Margate town centre, Westwood Cross Shopping Centre and neighbouring coastal

Margate's vibrant Old Town, sandy beaches and seafront attractions are all easily accessible, offering an enviable coastal lifestyle. For commuters, Margate railway station provides high-speed services to London St Pancras, whilst the nearby A299 Thanet Way offers straightforward road links towards Canterbury, the M2 and wider motorway network.

Combining generous family accommodation, extensive renovation, excellent outdoor space and a convenient location, this is a home perfectly suited to modern family living.

Entrance Porch

Entrance Porch

Lounge
14'8" x 13'2" (4.47m x 4.01m)

For full EPC please contact the branch.

Dining Room
11'10" x 11'8" (3.6m x 3.56m)

Kitchen
11'2" x 10'7" (3.4m x 3.23m)

Shower Room/WC
7'1" x 2'7" (2.16m x 0.79m)

Utility Room
11'2" x 7'1" (3.4m x 2.16m)

Stairs To:- First Floor

Bedroom 3
11'4" x 11'2" (3.45m x 3.4m)

Bathroom
8'8" x 5'10" (2.64m x 1.78m)



Total floor area: 136.6 sq.m. (1,471 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information about this property that you need to know can be found at your-move.co.uk

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