



Terence Painter

ESTATE AGENTS

- Extended Detached Family House
- Popular Location Close to Schools & Beach
- Four Bedrooms (Three Doubles & Spacious Single)
- Large Lounge & Separate Dining Room
- Fitted Kitchen
- Down Stairs Cloakroom
- Attractive Rear Garden
- Garage & Driveway for up to Five Vehicles
- Short Drive to Westwood Cross Shopping Center



31 Crundale Way, Cliftonville, Margate, Kent. CT93YH.

Freehold £369,995

SPACIOUS AND WELL CARED FOR EXTENDED DETACHED FAMILY HOME IN PALM BAY WITH GARAGE AND PLENTY OF OFF STREET PARKING! Crundale Way is ideally situated for family with young children as the popular Palm Bay School is close by as is the award winning Botany Bay. The property itself boasts three double bedrooms, a generous size single bedroom and fitted bathroom suite upstairs. Downstairs there is a second w.c, large lounge, separate dining room which is open plan to the kitchen which leads out to the rear garden. There is a garage and driveway to the side of the property with a further block paved area to the front; providing off street parking for up to five vehicles in total. This really is a must see property so call Terence Painter Estate Agents today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Entrance Porch

Via double glazed frosted glass front door.

Tiled floor, meter cupboard, double glazed frosted glass door in to:

Hallway

hardwood flooring, radiator, coving, large double sliding door cupboard, stairs to the landing, under stairs storage and doors to:

Downstairs W.C

Low level w.c, wash hand basin with vanity unit under, tiled floor and double glazed frosted glass window to the front.

Lounge

6.826m x 3.453m (22' 5" x 11' 4") Double glazed window to the front, radiator, television point, two ceiling fans, living flame gas fire with feature surround, television point, radiator, wood frame frosted glass French doors in to the dining room and double glazed double doors out to the rear garden.

Dining Room

3.544m x 3.273m (11' 8" x 10' 9") Double glazed window to the side, radiator, ceiling fan, laminate flooring, coving, French double doors in to the lounge and an open archway in to the kitchen.

Kitchen

3.537m x 3.320m (11' 7" x 10' 11") Range of matching wall and base units with roll top work surfaces, inset four ring electric hob with extractor over. Integrated oven and grill, inset sink and drainer unit with mixer taps over, radiator, tiled floor and tiled walls, space and plumbing for washing machine, dish washer and fridge/freezer, double glazed window to the side and the rear and double glazed door out to the rear garden.

First Floor

Landing

Loft access, cupboard housing the water tank, coving and doors to all rooms.

Bedroom One

3.496m x 3.265m (11' 6" x 10' 9") Double glazed window to the front, radiator and built in wardrobes, ceiling fan and coving.

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Bedroom Two

3.268m x 3.286m (10' 9" x 10' 9") Double glazed window to the rear, radiator, ceiling fan, coving and built in wardrobes.

Bedroom Three

3.691m x 2.529m (12' 1" x 8' 4") Double glazed window to the front, radiator, coving, store cupboard and ceiling fan.

Bathroom

2.370m x 2.427m in to door well (7' 9" x 8' 0") Low level w.c, pedestal wash hand basin, panelled bath with shower over, fully tiled walls and floor. Heated chrome towel rail, double glazed frosted glass window to the rear and coving.

Bedroom Four

3.293m x 1.891m (10' 10" x 6' 2") Double glazed window to the rear, radiator, coving and ceiling fan.

External Area

Rear Garden

Approximately 8.812m (28' 11") Mainly laid to lawn with side patio and side gate, pond with water feature and raised decked siding, wall and fence perimeters, established flower beds, timber sheds and access to the garage.

Garage

5.570m x 2.512m (18' 3" x 8' 3") Up and over door, wall mounted "Vaillant" boiler, power and light, door in to the garden.

Frontage

Driveway leading to the garage with further block paved area at the front of the property providing off street parking for up to five vehicles.



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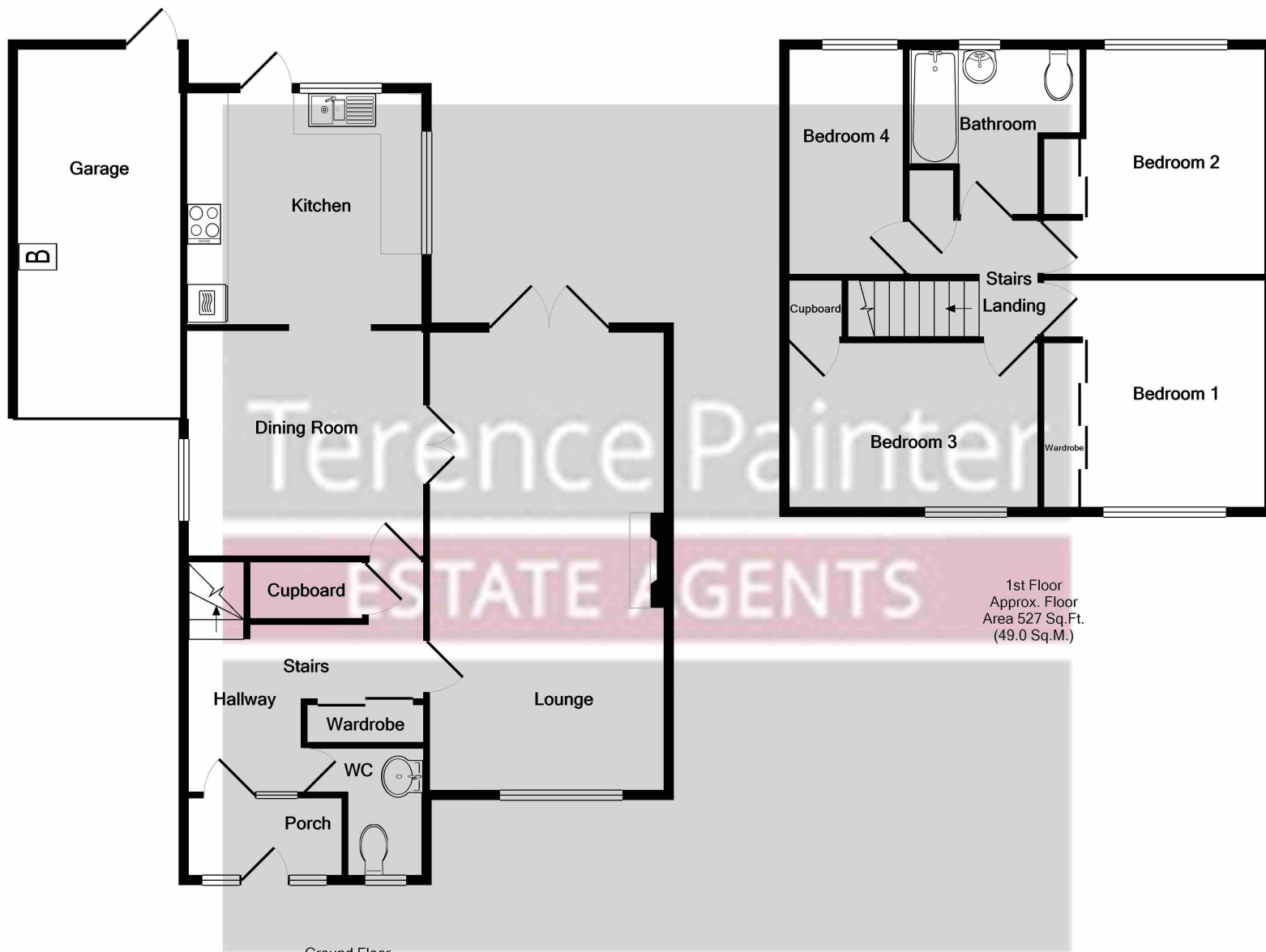


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Garage

Kitchen

Dining Room

Cupboard

Stairs

Hallway

Wardrobe

WC

Porch

Lounge

Bedroom 4

Bathroom

Bedroom 2

Cupboard

Stairs
Landing

Bedroom 1

Bedroom 3

Wardrobe

1st Floor
Approx. Floor
Area 527 Sq.Ft.
(49.0 Sq.M.)

Ground Floor
Approx. Floor
Area 859 Sq.Ft.
(79.8 Sq.M.)

Total Approx. Floor Area 1386 Sq.Ft. (128.8 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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