

# Terence Painter

ESTATE AGENTS



- Semi - Detached Bungalow
- No Forward Chain
- Two Bedrooms
- Garage & Driveway
- Spacious & Well Presented Throughout
- 18'2" Lounge/Diner
- 40' Wide Easterly Facing Rear Garden
- Close to Beach & Cliff Top Walks
- Sought After Area
- Close to Shops & Bus Routes



**14 Kilndown Gardens, Cliftonville, Margate, Kent. CT93EG.**

**Freehold £325,000**

SPACIOUS & WELL PRESENTED THROUGHOUT, TWO BEDROOM SEMI-DETACHED BUNGALOW WITH A BEAUTIFUL EAST FACING GARDEN SITUATED IN THE SOUGHT AFTER PALM BAY AREA!

This beautiful property has been recently refurbished throughout and is being offered to the market with no forward chain. Internally this property benefits from an enclosed porchway allowing for double security, entrance hallway with storage cupboard, kitchen, 18'2" lounge/diner, two double bedrooms, well appointed shower room and a 22'0" conservatory.

Externally the property features a 40'0" wide Easterly facing rear garden, that is part artificial lawn and part stone paved. There is a garage-en-bloc to the rear of the bungalow and a driveway providing off-street parking to the front.

This home is ideally situated in the Palm Bay area, it is within minutes of the picturesque Palm Bay Beach and not far from Walpole Bay that has the largest Tidal Pool in the U.K, and Botany Bay which has its stunning coastal walks. The local schools, shops, cafe's, restaurants and transport links are also close by!

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERNAL

### Enclosed Porch

1.58m x 0.89m (5' 2" x 2' 11") Entrance into the porch is gained via a UPVC glazed door, the porch has exposed brick walls and tiled flooring.

### Entrance Hallway

2.24m x 1.93m (7' 4" x 6' 4") Entrance into the property is gained via a frosted glazed UPVC door. The entrance hallway features a storage cupboard, doors leading to lounge/diner and kitchen, radiator and carpeted flooring.

### Kitchen

2.99m x 2.69m (9' 10" x 8' 10") The kitchen benefits from a double glazed window to front, high and low level fitted units, stainless steel sink unit inset to countertop, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, partly tiled walls and tiled flooring.

### Lounge/Diner

5.55m x 4.33m (18' 3" x 14' 2") The lounge/diner has a double glazed door leading to conservatory, two radiators, downlights and carpeted flooring.

### Lobby

1.50m x 1.28m (4' 11" x 4' 2") Featuring a loft hatch, doors leading to both bedrooms and bathroom, radiator and carpeted flooring.

### Principal Bedroom

3.02m x 2.85m (9' 11" x 9' 4") The principal bedroom benefits from a double glazed window to front, built in wardrobe, radiator and laminate flooring.

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### **Bedroom Two**

3.25m x 2.72m (10' 8" x 8' 11") Bedroom Two has a double glazed window to rear, radiator and laminate flooring.

### **Shower Room**

2.15m x 1.68m (7' 1" x 5' 6") The shower room has two high level, double glazed frosted windows to side, walk-in shower with sliding glass screen door, low level w.c, wash hand basin, chrome ladder style radiator, tiled walls and tiled flooring.

### **Conservatory**

6.72m x 3.05m (22' 1" x 10' 0") Featuring double glazed UPVC windows surround, double glazed French doors to rear garden and tiled flooring.

### **EXTERNAL**

#### **Front Garden/Driveway**

The front of the property benefits greatly from not only its beautiful curb appeal, but also its private driveway and double gate to front that opens into the garden.

#### **Rear Garden**

The Easterly facing rear garden features a good sized artificial lawned area, two patio areas and a hard standing area with gated access to the rear.

#### **Garage**

This property benefits from a garage-en-bloc to the rear.

### **Council Tax Band - C.**



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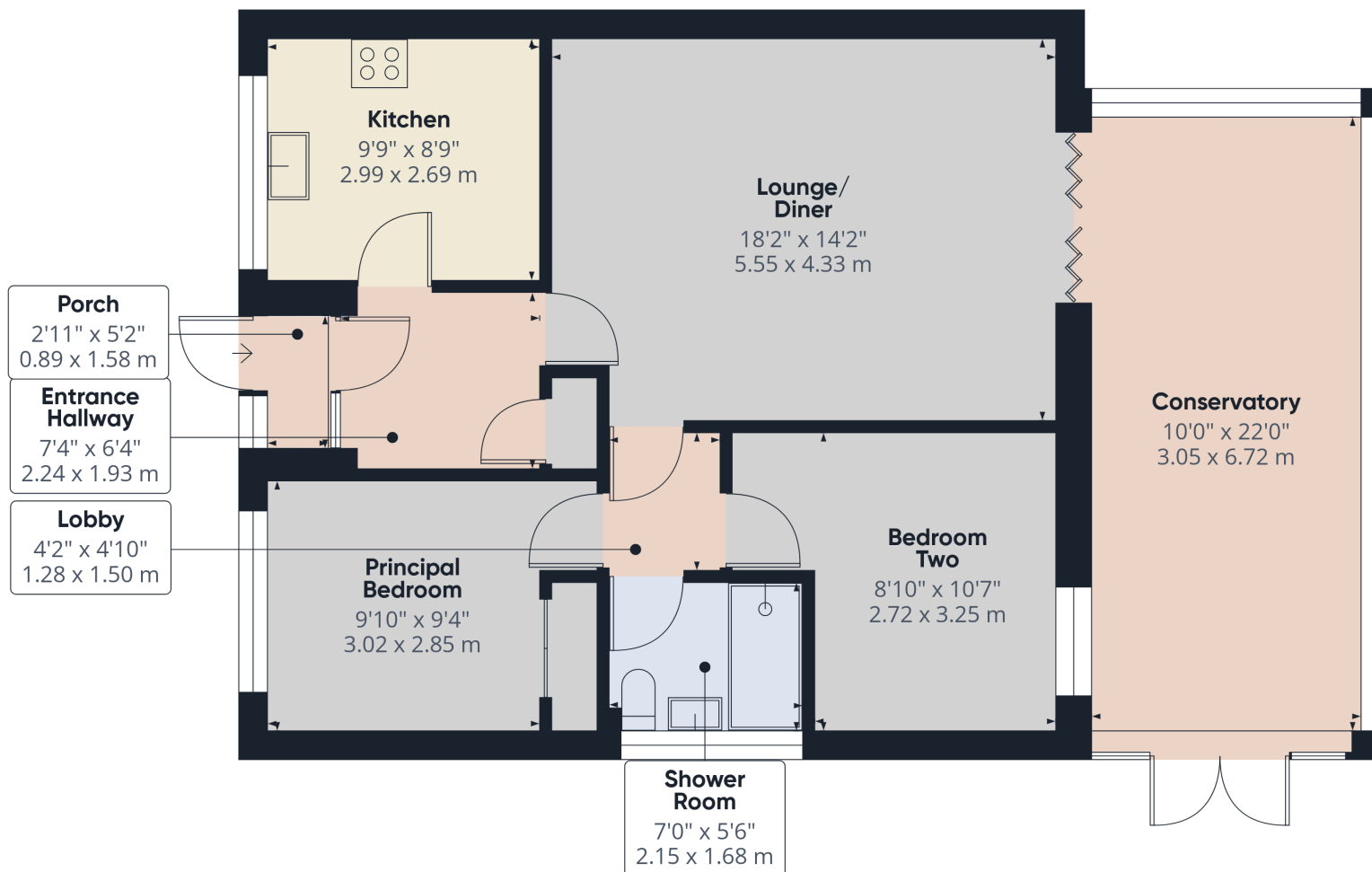
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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Approximate total area<sup>(1)</sup>

930 ft<sup>2</sup>  
86.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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