



GUILDCREST ESTATES



Canterbury Road West  
Cliffsend CT12 5DU





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**Canterbury Road West  
Cliffsend, CT12 5DU  
£340,000**

Guildcrest Estates are presenting to the sales market this charming three-bed semi-detached residence with garage in a sought after location.

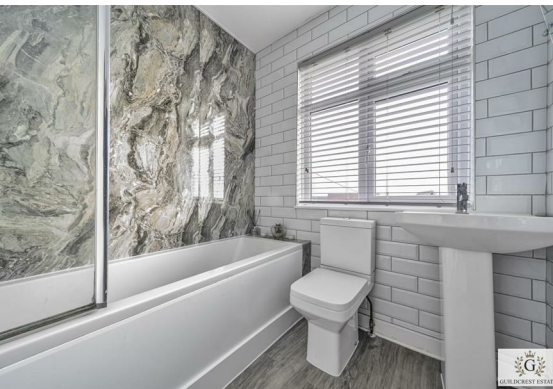
Nestled in the heart of Cliffsend, Ramsgate, this delightful three bedroom semi-detached home epitomizes comfort, style, and functionality. Situated in a popular and sought-after location, the property boasts a perfect blend of contemporary living.

This property comprises of two generously sized double bedrooms and one single bedroom, providing ample space for a growing family or those seeking additional room for a home office.

The spacious lounge offers a welcoming ambiance, providing an ideal setting for relaxation and entertainment. The adjoining dining room has patio doors with far reaching views.

The galley kitchen is not only functional but also stylish, equipped with modern





amenities and ample storage space. Its layout ensures efficiency while maintaining a cozy atmosphere.

The property features a convenient garage and ample parking on the front drive, providing ease and convenience for homeowners with multiple vehicles.

Excellent decorative order throughout, this home offers a turn-key solution for those seeking a property that is ready to move in and enjoy from day one.

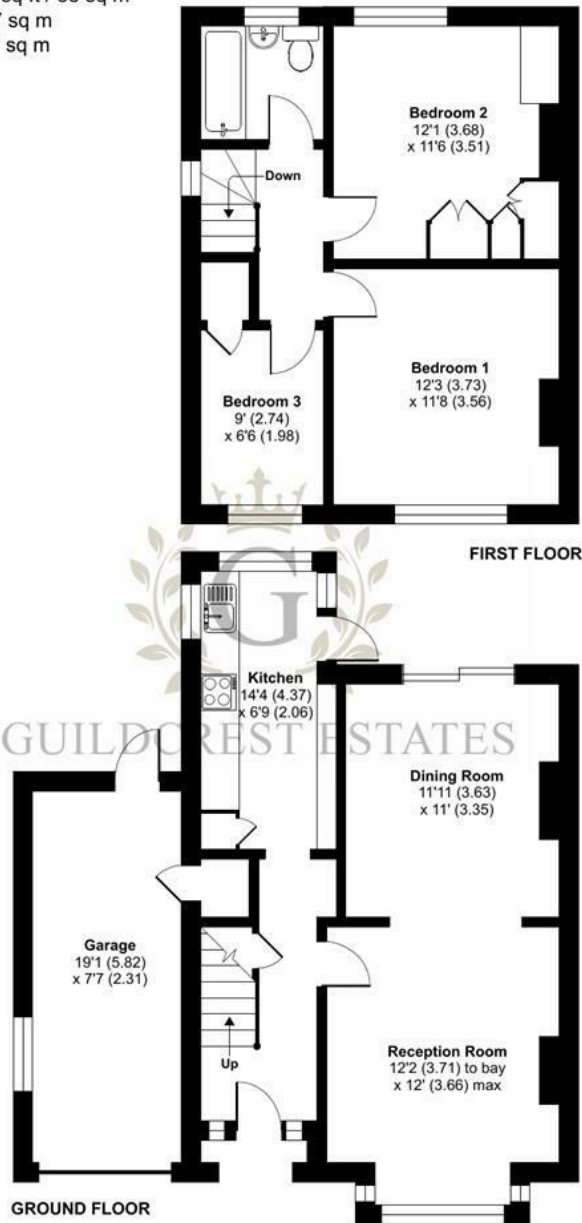
The charm of this property extends outdoors, with a patio area perfect for entertaining. The large garden, with its far-reaching views, offers a private and serene retreat, ideal for both relaxation and outdoor activities.

This property is not just a house, it's a home in a location that combines tranquility with accessibility there is a train station just around the corner with its direct route to St Pancras. With its thoughtful design, ample parking and picturesque surroundings. this property is highly recommended for viewing to fully appreciate it's charm.

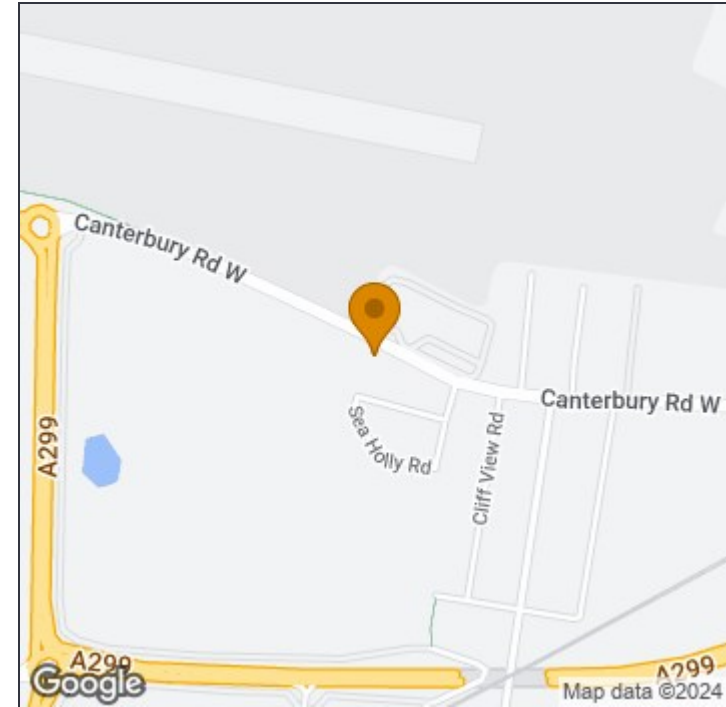
Council Tax B

# Canterbury Road West, CT12

Approximate Area = 948 sq ft / 88 sq m  
Garage = 147 sq ft / 13.7 sq m  
Total = 1095 sq ft / 101.7 sq m  
For identification only - Not to scale



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### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1088429.

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