



GUILDCREST ESTATES



29 Crundale Way, Margate CT9 3YH



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**£370,000**

Located in the sought-after area of Crundale Way, Margate, this charming detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home. The house features an inviting reception room, providing ample space for relaxation and entertaining guests.

The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living while ensuring functionality. Additionally, the property boasts a downstairs shower room, adding to the practicality of the home. The generous lounge is a lovely area to unwind, filled with natural light and warmth.

Outside, there is parking available for approx 2 vehicles, making it easy for you and your family to come and go as you please. The location is particularly appealing, being close to local schools, which is perfect for families with children. Furthermore, the beautiful Botany Bay sea front is just a short distance away, offering stunning coastal views and a wonderful place for leisurely walks.

This delightful home truly must be viewed to appreciate all it has to offer. Whether you are a first-time buyer or looking to relocate, this property presents an excellent opportunity in a







popular location. Don't miss your chance to make this lovely house your new home.

Council Tax Band D

Freehold

Mains water, electric, gas, gas central heating, sewer

Fixed Wireless Broadband







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## Key Features

- 3 bedroom detached family home
- Modern kitchen
- Good size lounge/dining room
- Downstairs Shower Room
- Ample off road parking
- Sought after location
- Close to Botany Bay sea front
- Nice size garden

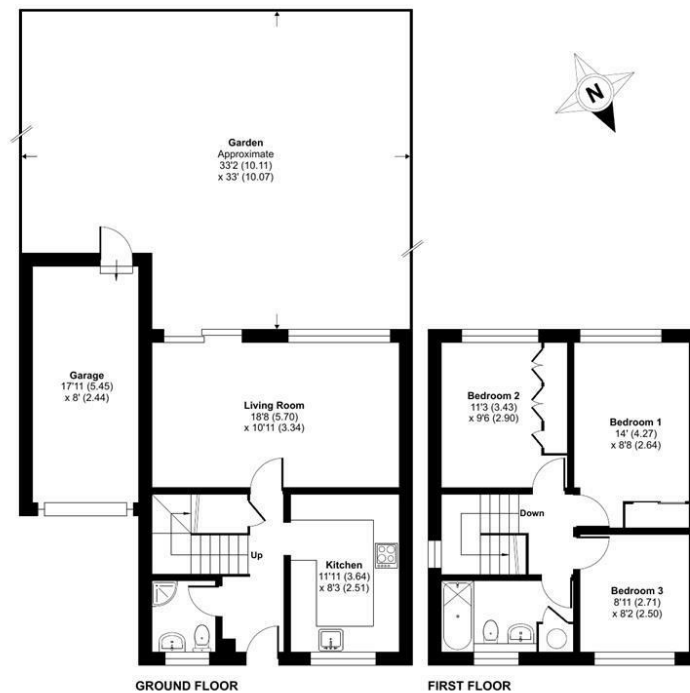
## Important Information

Freehold  
House - Detached  
874.00 sq ft  
Council Tax Band D  
EPC Rating D

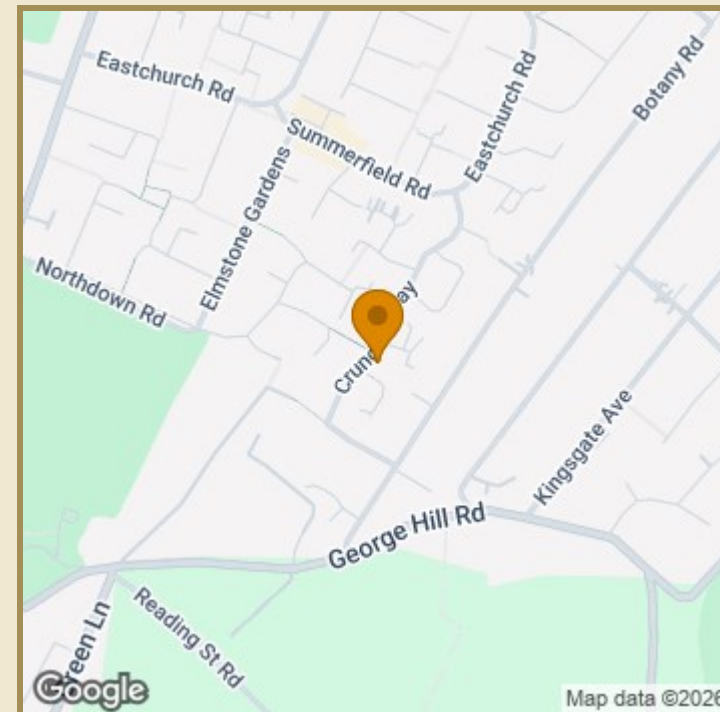
£370,000

### Crundale Way, Cliftonville, Margate, CT9

Approximate Area = 874 sq ft / 81.1 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1017 sq ft / 94.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1373716



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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