



## Price

£307,500

## Freehold

3 x 

2 x 

2 x 

**Westland Way,  
Ramsgate**



An ideal family home, this well-presented three-bedroom property on Westland Way is perfectly positioned for easy access to the popular Westwood Cross Shopping Centre, highly regarded local schools including St George's and Dane Court, and excellent road links to London.

The property welcomes you with a bright entrance hall featuring a downstairs cloakroom, stairs to the first floor, and access to all ground-floor rooms. The spacious lounge benefits from double doors opening onto a low-maintenance rear garden, providing an excellent space for both relaxing and entertaining. The well-appointed kitchen/diner offers a range of fitted wall and base units, an electric oven with gas hob, and plumbing for both a washing machine and dishwasher.

On the first floor, the first bedroom benefits from built-in wardrobes and access to a Jack and Jill bathroom, while the second double bedroom also features built-in storage. The top floor is dedicated entirely to a generous third bedroom, offering a versatile and private space ideal as a main bedroom, guest suite, or home office. A family bathroom with shower facilities completes the accommodation.

Externally, the property further benefits from two allocated parking spaces, including a car port, adding to the practicality and appeal of this excellent family home.











- EPC Rating - B
- Well-presented three-bedroom family home
- Convenient location near Westwood Cross Shopping Centre
- Close to popular schools
- Jack & Jill bathroom
- Entire top floor dedicated to a large third bedroom
- Two allocated parking spaces including a car port
- Sought-after residential location
- Low-maintenance rear garden












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 