



Guide Price
£475,000

Freehold

5x  2x  2x 

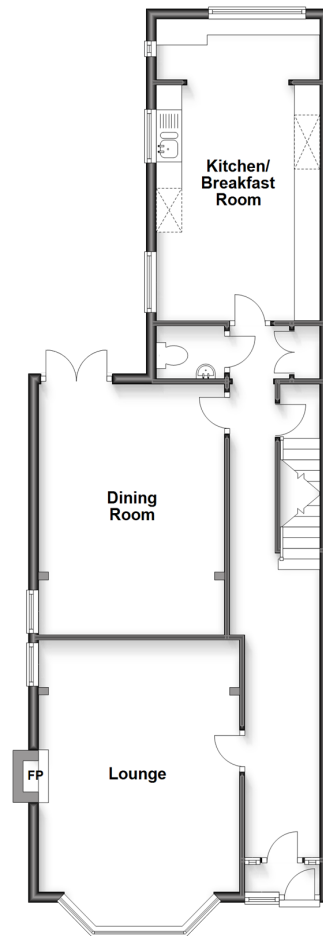
**Park Avenue, Dover,
Kent, CT16**

OVER 60?

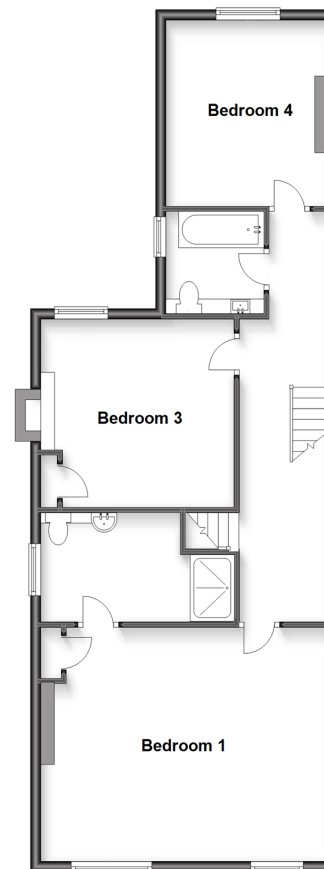
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

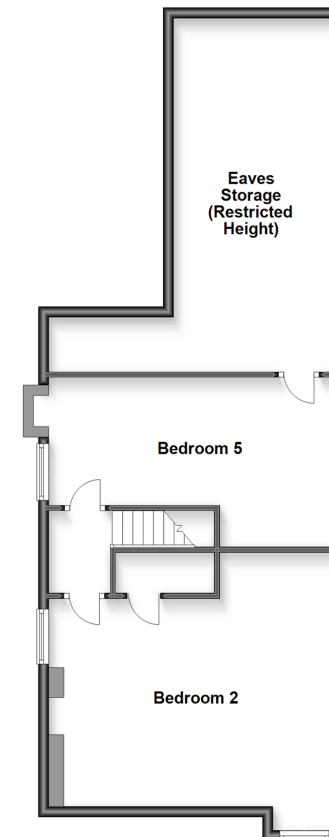
Ground Floor
Approx. 77.5 sq. metres (833.9 sq. feet)



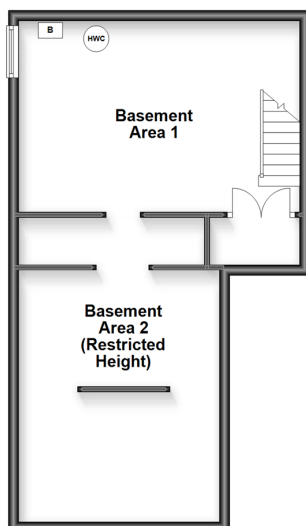
First Floor
Approx. 77.8 sq. metres (837.1 sq. feet)



Second Floor
Approx. 72.6 sq. metres (781.1 sq. feet)



Basement
Approx. 45.7 sq. metres (491.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hallway
Lounge : 19'7 x 13'0 (5.97m x 3.97m)
Dining Room : 15'1 x 11'1 (4.60m x 3.38m)
Downstairs Cloakroom
Kitchen/Breakfast Room : 19'5 x 10'9 (5.92m x 3.28m)

BASEMENT

Inner Hallway
Basement Room 1: 17'3 x 17'2 (5.26m x 5.24m)
Basement Room 2 : 17'2 x 10'7 (5.24m x 3.23m)

FIRST FLOOR

Landing
Bedroom 1 : 18'1 x 14'1 (5.52m x 4.30m)
En-Suite Shower Room : 12'6 x 6'11 (3.81m x 2.11m)
Bedroom 3: 12'6 x 12'3 (3.81m x 3.74m)
Bedroom 4: 11'4 x 10'2 (3.46m x 3.10m)
Family Bathroom : 6'5 x 6'4 (1.96m x 1.93m)

SECOND FLOOR

Landing
Bedroom 2: 18'1 x 14'0 (5.52m x 4.27m)
Bedroom 5: 18'1 x 10'7 (5.52m x 3.23m)
Eaves Storage

OUTSIDE

Rear Garden
Off Road Parking



Main features

- Stunning character property
- Beautifully presented throughout
- Sought after location of Park Avenue
- Ample off road parking, ideal for when the guests descend
- Perfect property for a growing family as property has 4 levels



Nearest Schools

Primary Schools: St Richard's Catholic Primary 0.3 miles, Charlton C of E Primary 0.5 miles, Dover, St Mary's C of E Primary 0.5 miles
Secondary Schools: Dover Grammar School for Girls 0.3 miles, St Edmund's Catholic School 0.5 miles.



Transport Information

Train Stations: Dover Priory 0.7 miles, Kearsney 2.5 miles, Martin Mill 4.1 miles



Address

Park Avenue, Dover, Kent, CT16



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Dover Branch 01304 214876 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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