



**Price**  
**£325,000**

**Freehold**

4x  2x  1x 

**Markland Road, Elms  
Vale, Dover, Kent, CT17**

**OVER 60?**

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



**Video Tour available**

***Wards***  
Helping you move forwards





## Main features

- Immaculate extended family house
- Close to primary school, park & bus stop
- Large rear garden, ideal for children and pets
- Located in the highly sought-after area of Elms Vale
- Close to Dover Priory railway station with high-speed links to London

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 4: 11'4 x 8'3 (3.46m x 2.52m)

Study Area: 11'4 x 10'9 (3.46m x 3.28m)

Utility Room: 9'7 x 7'3 (2.92m x 2.21m)

Shower Room: 7'9 x 2'6 (2.36m x 0.76m)

Kitchen/Diner: 12'7 x 10'9 (3.84m x 3.28m)

Lounge: 14'5 x 12'4 (4.40m x 3.76m)

### FIRST FLOOR

Landing

Bathroom: 7'5 x 6'5 (2.26m x 1.96m)

Bedroom 2: 12'8 x 12'6 (3.86m x 3.81m)

Bedroom 1: 14'8 x 12'1 (4.47m x 3.69m)

Bedroom 3: 7'6 x 6'5 (2.29m x 1.96m)

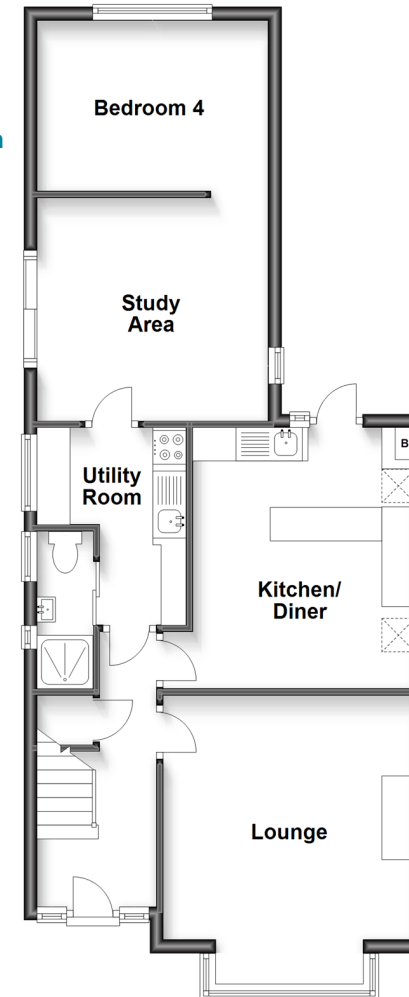
### OUTSIDE

Front Garden

Large Rear Garden

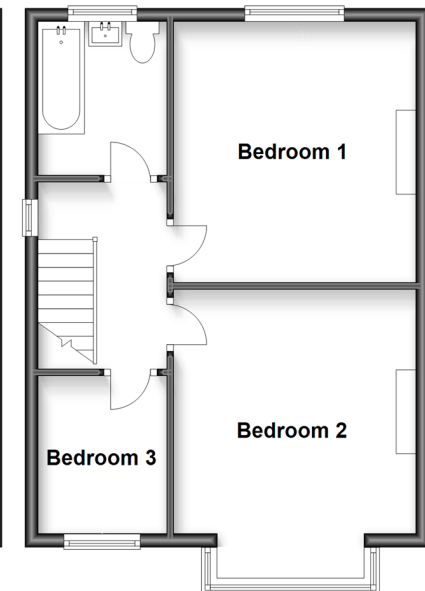
### Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



**Call Dover - 01304 214876 ■ [wardsofKent.co.uk](http://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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