



Price
£850,000

Freehold

4x  2x  5x 

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

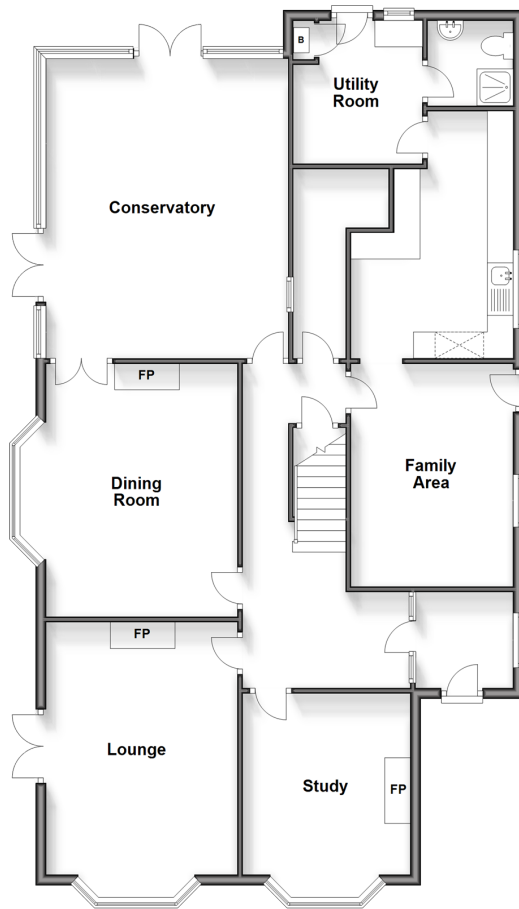
OVER 60?

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

Wards
Helping you move forwards

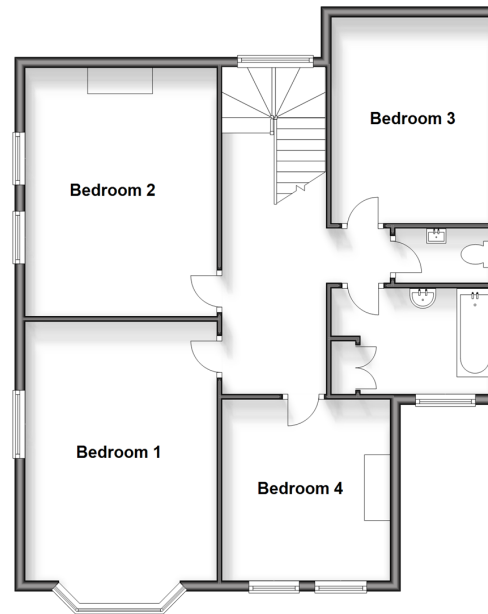
Ground Floor

Approx. 137.3 sq. metres (1477.5 sq. feet)



First Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Lobby Area

Entrance Hallway

Study : 13'9 x 10'4 (4.19m x 3.15m)

Lounge : 15'8 x 12'2 (4.78m x 3.71m)

Dining Room : 15'8 x 14'10 (4.78m x 4.52m)

Conservatory : 19'1 x 15'9 (5.82m x 4.80m)

Utility Room: 9'1 x 8'0 (2.77m x 2.44m)

Shower Room

Kitchen : 15'5 x 10'5 (4.70m x 3.18m)

Family Area: 14'1 x 10'3 (4.30m x 3.13m)

FIRST FLOOR

Landing

Bedroom 2 : 14'6 x 12'6 (4.42m x 3.81m)

Bedroom 3 : 12'6 x 10'4 (3.81m x 3.15m)

Separate Cloakroom

Bathroom

Bedroom 4: 10'1 x 9'3 (3.08m x 2.82m)

Bedroom 1 : 18'3 x 12'2 (5.57m x 3.71m)

OUTSIDE

Off Road Parking

Garage

Front Garden

Rear Garden

Out buildings



Main features

- Beautifully presented large period house
- Rear garden with outbuildings that have power
- Immaculately presented, with neutral décor throughout
- Beautifully presented wrap around garden
- Comes with approved planning permission for a new dwelling, planning reference number: 20/00864



Nearest Schools

Primary Schools: Green Park Community Primary 0.5 miles, Barton Junior School 0.9 miles, White Cliffs Primary College for the Arts 1.0 miles. Secondary Schools: Dover Grammar School for Girls 1.1 miles, St Edmund's Catholic School 1.2 miles, Dover College 1.3 miles



Transport Information

Train Stations: Kearsney 0.9 miles, Dover Priory 2.1 miles, Martin Mill 5.7 miles



Address

Old 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.



10734390/20240419/SB/CB