

OVER 60?

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



Guide Price
£650,000
Freehold

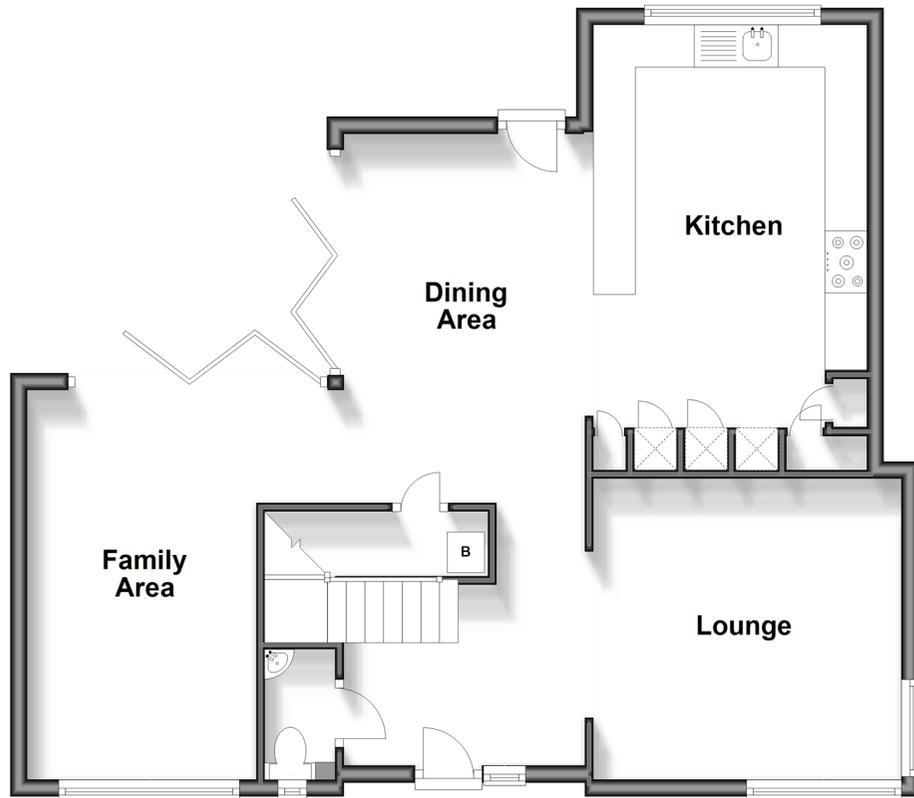
4x  2x  3x 

Canton, Downs Road, East Studdal, Dover,
Kent, CT15

Wards
Helping you move forwards

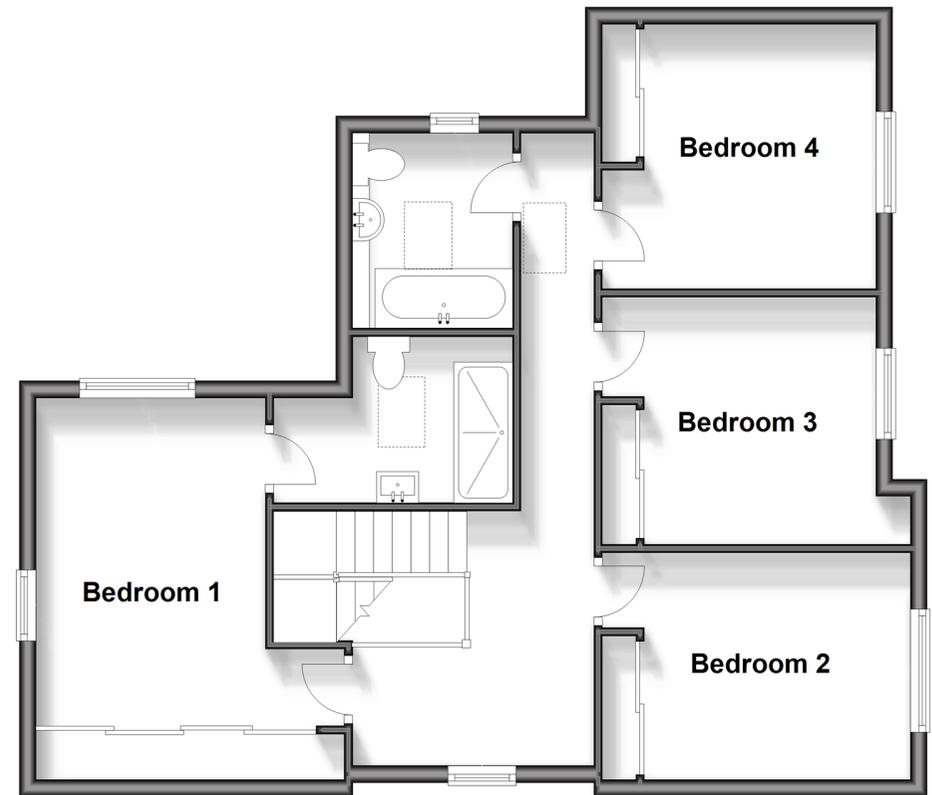
Ground Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



Accommodation

GROUND FLOOR

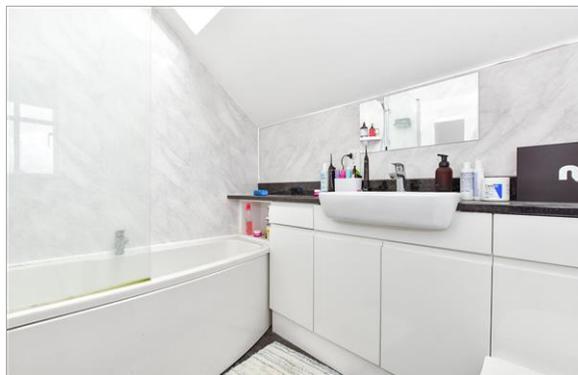
Entrance Hallway
Downstairs Cloakroom
Lounge : 12'2 x 11'7 (3.71m x 3.53m)
Family Area : 15'3 x 9'4 (4.65m x 2.85m)
Kitchen : 13'9 x 10'2 (4.19m x 3.10m)
Dining Area : 13'1 x 9'11 (3.99m x 3.02m)

FIRST FLOOR

Landing
Family Bathroom
Bedroom 1 : 13'2 x 9'8 (4.02m x 2.95m)
En-Suite Shower Room
Bedroom 2 : 10'2 x 8'9 (3.10m x 2.67m)
Bedroom 3 : 9'9 x 7'11 (2.97m x 2.41m)
Bedroom 4 : 9'2 x 8'1 (2.80m x 2.47m)

OUTSIDE

Front Garden
Rear Garden
Off Road Parking



Main features

- Immaculate family house set in a desirable village location
- No onward chain complications
- Beautifully presented throughout making this a real turn key home
- A real one of a kind development, with A rated energy performance certificate
- Ample off road parking



Nearest Schools

Primary Schools: Northbourne C of E Primary 1.4 miles, Langdon Primary 2.2 miles, St Mary's Catholic Primary 2.3 miles
Secondary Schools: Ripplevale School 1.6 miles. Goodwin Academy 2.8 miles



Transport Information

Train Stations: Martin Mill 2.3 miles, Walmer 2.5 miles, Kearsney 4.1 miles



Address

Canton, Downs Road, East Studdal, Dover, Kent, CT15



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.

EPC RATING	CURRENT:	POTENTIAL:
	A(92)	A(94)

10735321/20231113/TE/GM