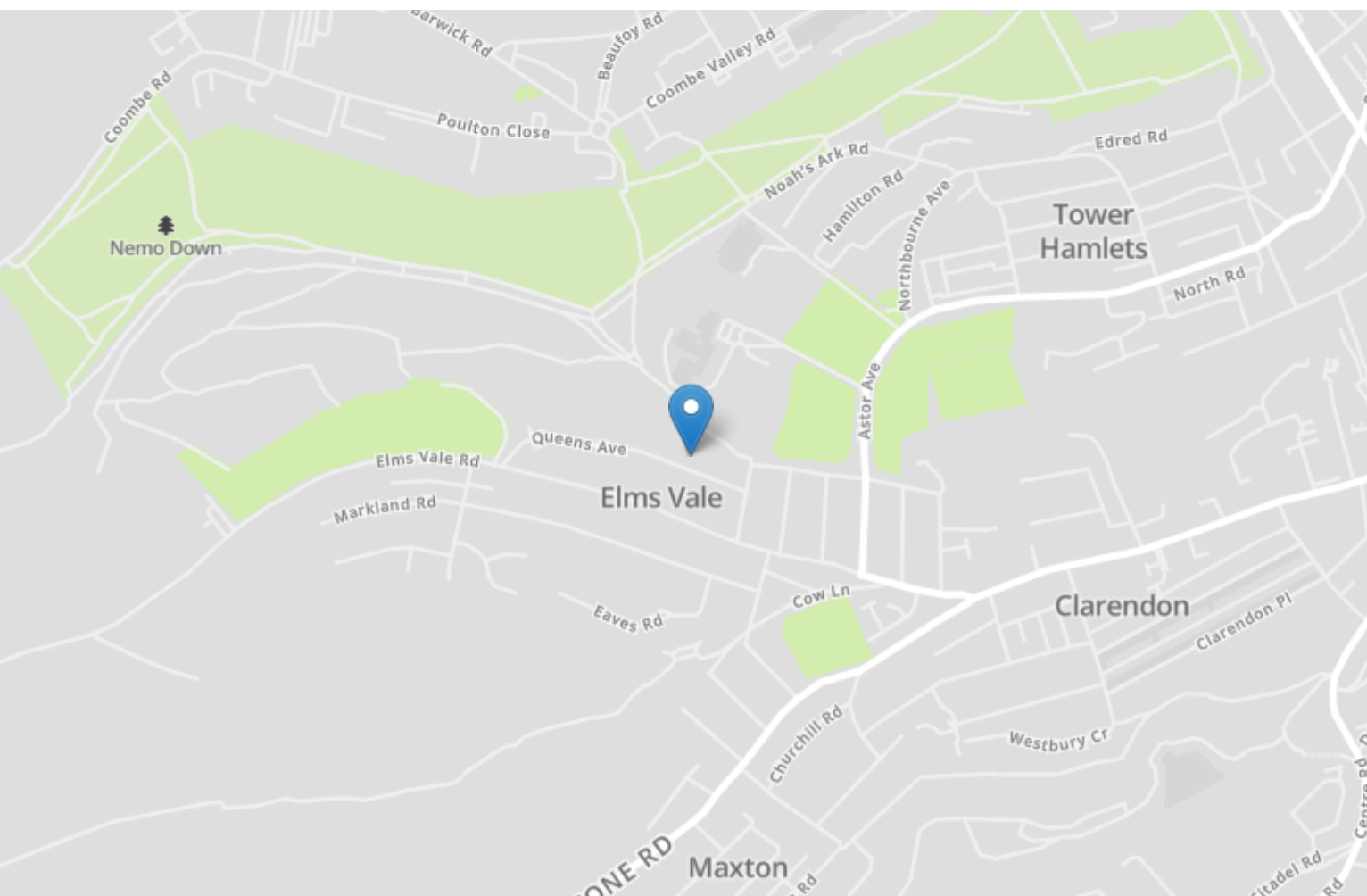


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 18 Queens Avenue

ELMS VALE, Dover  
CT17 9PU

**£400,000 FREEHOLD**

Draft Details... Guide Price £400,000 - £425,000 | Fabulous Extended Four Bed Detached Chalet Bungalow | Double Garage | Off Road Parking for 2 Cars | En-Suite to Master | Sunny Rear Garden | Stunning Views Over Dover... Burnap + Abel are delighted to offer onto the market this beautifully finished extended four bedroom detached bungalow (extension completed October 2023), situated on the popular Queens Avenue, Elms Vale, Dover. In our opinion the property is in excellent condition throughout and offers four double bedrooms, en-suite shower room, family bathroom, an open plan lounge/kitchen and outbuilding (currently used as a bar area). Additional benefits include a spacious double garage, electric car charger, off road parking for two cars, a sunny rear garden with fantastic views over Dover, double glazing and gas central heating. Queens Avenue is located within the hugely popular Elms Vale area of Dover with nearly scenic walks, recreational ground, highly rated St Martin's Primary School, local amenities and public transport routes, including a brief walk to Dover Priory Train Station offering speedy transport to London St Pancreas International within a little as 1 hour 4 minutes. For your chance to view, please call sole agent Burnap + Abel now on 01304 279107.





## Porch

A Spacious porch with utility cupboard with space for washing machine and tumble dryer, double glazed window, radiator and tiled flooring. Door leading to;

## Lounge/Kitchen/Dining Room

4.13m x 6.37m (13'6" x 20'11"). An brilliant social living space housing a bright and airy lounge with double glazed bay window, two radiators, and tiled flooring throughout. Alongside this is the kitchen with a mix of wall and base units, alongside this you will find a sink, integrated oven, microwave, induction hob, extractor unit, dishwasher and fridge/freezer. Also within the kitchen is a useful island with additional storage drawers and breakfast bar.

## Split Level Landing

Laminate wood flooring, vertical radiator, storage cupboard. Doors leading to;

## Bedroom

3.06m x 3.63m (10' x 11'11"). Generously sized double bedroom with double glazed window, radiator and laminate wood flooring.

## Bedroom

3.05m x 2.73m (10' x 8'11"). Double Bedroom with double glazed window, radiator and laminate wood flooring.

## Bathroom

1.79m x 2.72m (5'10" x 8'11"). A well decorated bathroom with large bath tub, separate shower cubicle with rainfall shower, hand wash basin, low level W.C., double glazed frosted window, heated towel rail and tiled flooring.

## First Floor Landing

Stairways and landing flooring fitted with laminate wood flooring, storage cupboard housing gas combination boiler, skylight. Doors leading to;

## Bedroom

3.62m x 3.05m (11'11" x 10'). Master bedroom with laminate wood flooring, double glazed window, radiator and door leading to;

## En-Suite

Fully tiled en-suite shower room with rainfall shower cubicle, low level W.C., hand wash basin with storage, heated towel rail and double glazed window.

## Bedroom

3.18m x 5.40m (10'5" x 17'9"). Another double bedroom with eave storage cupboard, laminate wood flooring, double glazed Velux window and radiator.

## Double Garage

4.89m x 4.88m (16'1" x 16'). Large double garage with electricity, power sockets and electric car charging point. In front of the garage doors is space to park two cars.

## Outbuilding/Summerhouse

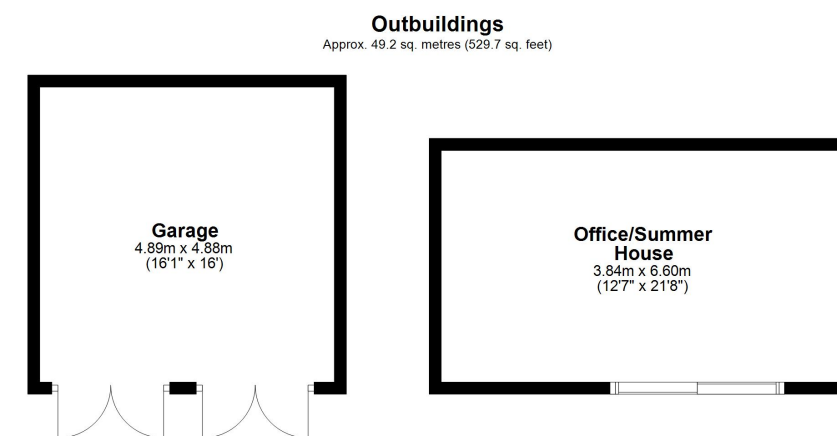
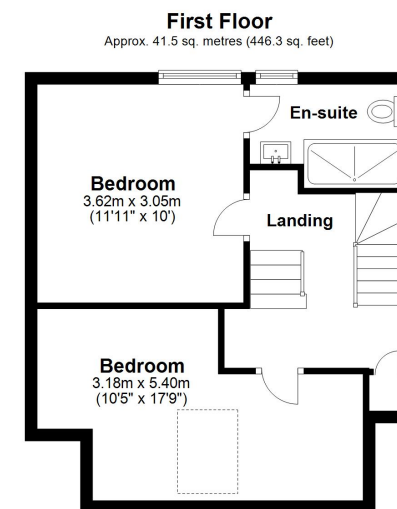
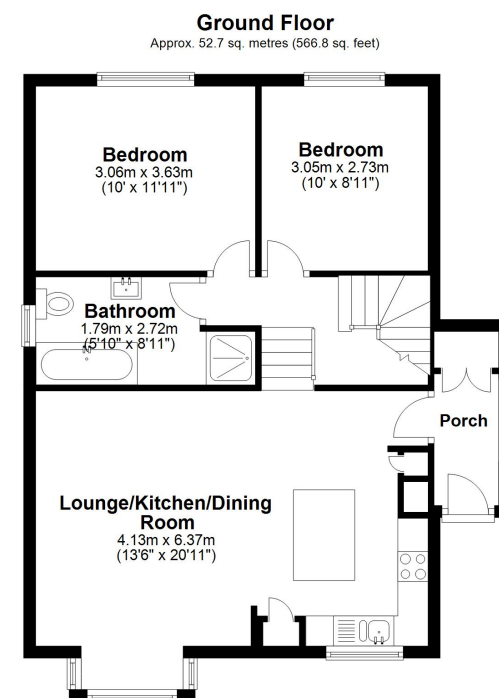
3.84m x 6.60m (12'7" x 21'8"). Currently used as a bar, the outbuilding is finished with lighting and power, a large double glazed sliding door, laminate wood flooring and bar area.

## Garden

A large sunny rear garden on tiered levels offering stunning views of Dover.

## Area Information

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

