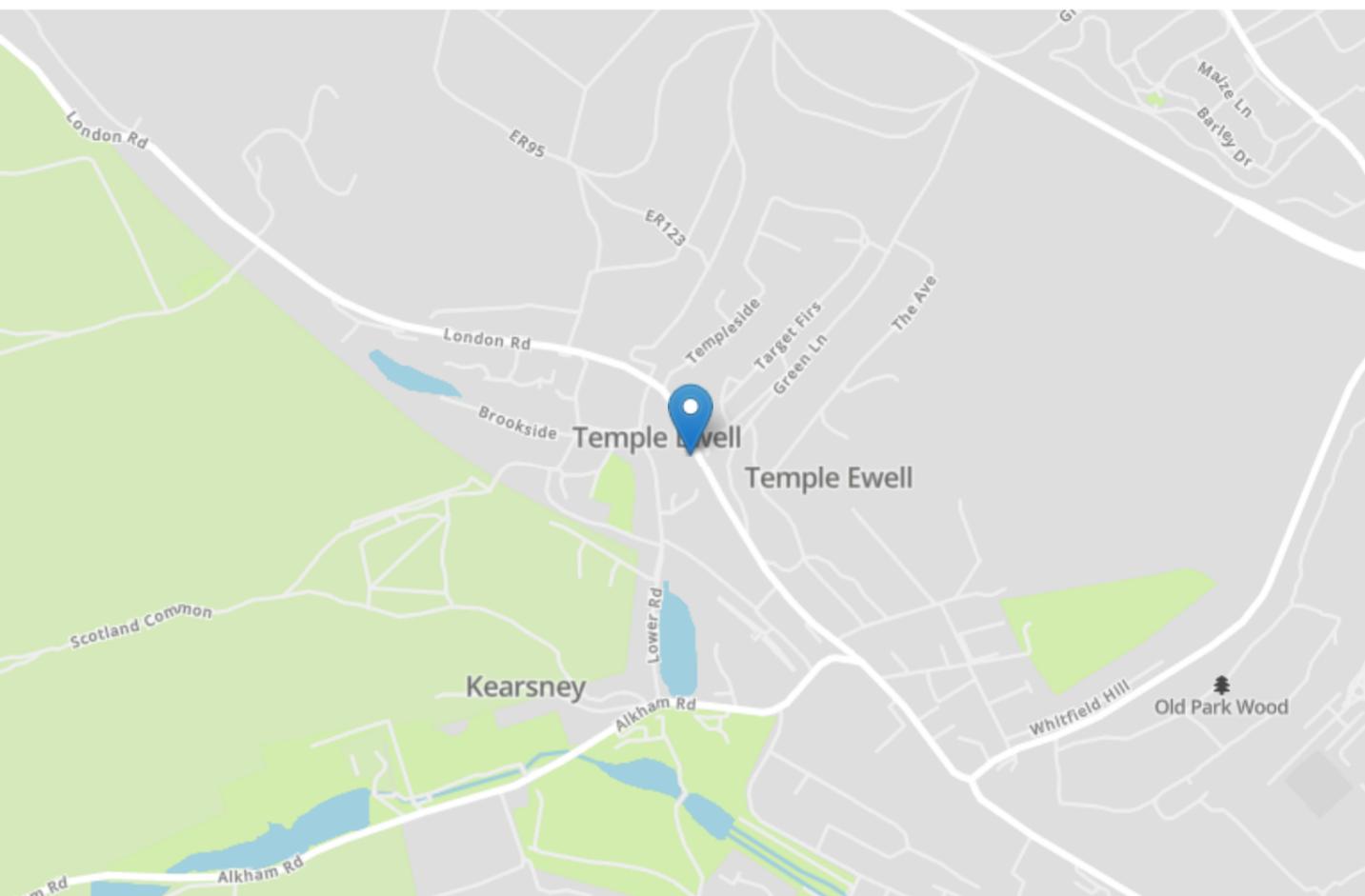


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



163 London Road

TEMPLE EWELL, Dover
CT16 3DA

£400,000 FREEHOLD

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...BLACK FRIDAY OFFER FOR ONE WEEK ONLY, OFFER ENDS TUESDAY 2ND DECEMBER | Guide Price £400,000 - £425,000 | Charming 3-Bedroom Detached Home Temple Ewell | Chain-Free | Sought-After Village Setting | Set in the heart of the ever-popular Temple Ewell village, this spacious three-bedroom detached home offers a wonderful blend of comfort, space, and convenience - perfect for families or those seeking a relaxed lifestyle within easy reach of local amenities. The main entrance opens into a generous hallway leading to bright and welcoming living areas, ideal for everyday family life. A well-appointed kitchen and spacious lounge provide practical living space, while the layout flows seamlessly across two levels. On the lower ground floor, a delightful sunroom opens directly onto the rear garden. Flooded with natural light, this versatile space is perfect for entertaining, relaxing, or even as a playroom or home office. The rear garden is a true sun-trap - private, enclosed and ideal for outdoor dining or family enjoyment. Upstairs, the home offers three bedrooms, with the main bedroom offering an en-suite. Additional benefits include a garage, plenty of off-road parking for multiple vehicles and a chain-free sale, allowing for a smoother moving process. Located in a peaceful res



Entrance Hall

Lounge/Dining Room

18' 0" x 17' 10" (5.49m x 5.44m)

Kitchen

11' 9" x 8' 0" (3.58m x 2.44m)

Sun Room

26' 1" x 10' 10" (7.95m x 3.30m)

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

En Suite

Bedroom Two

9' 11" x 7' 4" (3.02m x 2.24m)

Bedroom Three

8' 5" x 6' 11" (2.57m x 2.11m)

Bathroom

7' 9" x 6' 11" (2.36m x 2.11m)

Garden

Garage & Off Street Parking

Area Information

The village offers the Church of St Peter & St Paul, Temple Ewell Primary School and the popular Fox public house together with the ornamental lakes and gardens of Kearsney Abbey, Bushy Ruff and Russell Gardens. There are also some lovely surrounding hillside and countryside walks, mainline railway station at nearby Kearsney within easy walking distance, a bus service to Dover and Canterbury where a greater range of shopping, educational and recreational facilities can be found, the property is also placed for ease of access into Dover town and docks; Canterbury A.2./M.2; and the Folkestone Channel Tunnel and M20.

