
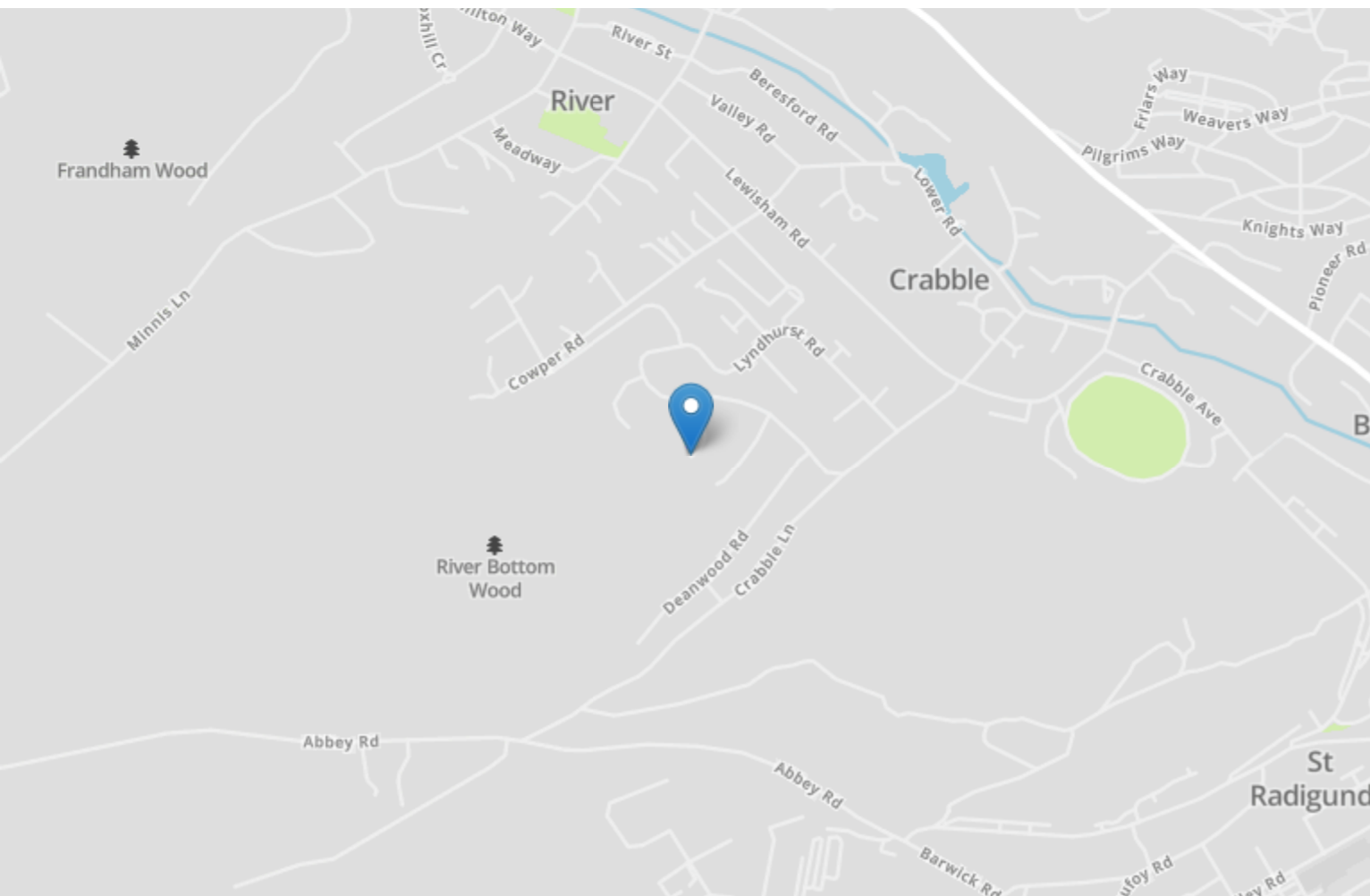


| Energy Efficiency Rating | | |
|--|----------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | 88 |
| (69-80) | C | |
| (55-68) | D | 71 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



21 Westdean Close

Dover
CT17 0NP

£325,000 FREEHOLD

DRAFT DETAILS... FOR SALE WITH BURNAP + ABEL... Two bedroom semi detached bungalow in the popular Westdean Close, River. Located at the top of the close gives far reaching views across Dover and surroundings. The property comprises a modern kitchen/breakfast area, lounge/diner, two bedrooms and bathroom. Additional benefits include off road parking for 3-4 cars, detached garage, double glazing and gas central heating.

Ideally situated in the popular suburb of River and within a short stroll of the village centre and playing fields. Perfect for young families as outstanding local primary school is within walking distance of the property. There are several local shops within a short walk of the property and you can also access Kearsney railway station for access to London.

Call Burnap and Abel on 01304 279107 to organise a viewing.



Lounge/Diner

3.43m x 5.16m (11' 3" x 16' 11") A nicely decorated lounge/diner with a large double glazed window to the front of the property. Grey carpets and redecorated around a year ago. Radiator under the window.

Kitchen/Breakfast Room

3.51m x 4.06m (11' 6" x 13' 4") Modern fitted kitchen. Boasting white gloss floor and wall base units with integrated Neff cooker, hob with extractor fan, Neff fridge microwave as well as dishwasher. A breakfast bar on the end of the kitchen to enjoy your morning coffee. LED lights surrounding the units. Tiled flooring throughout the hallway and bathroom.

Bedroom 1

3.43m x 3.45m (11' 3" x 11' 4") Good sized double bedroom to the back overlooking the garden. Carpeted flooring with large radiator under the window. Built-in wardrobe included.

Bedroom 2

2.61m x 3.00m (8' 7" x 9' 10") Single room with corner wardrobes. Double glazed window to the back looking over the garden. Carpet floor coverings.

Bathroom

1.66m x 2.09m (5' 5" x 6' 10") Modern bathroom with a WC, wall mounted sink with vanity unit and bath with an overhead shower. Tiled walls and hard flooring.

Garden

Garage & Off Street Parking

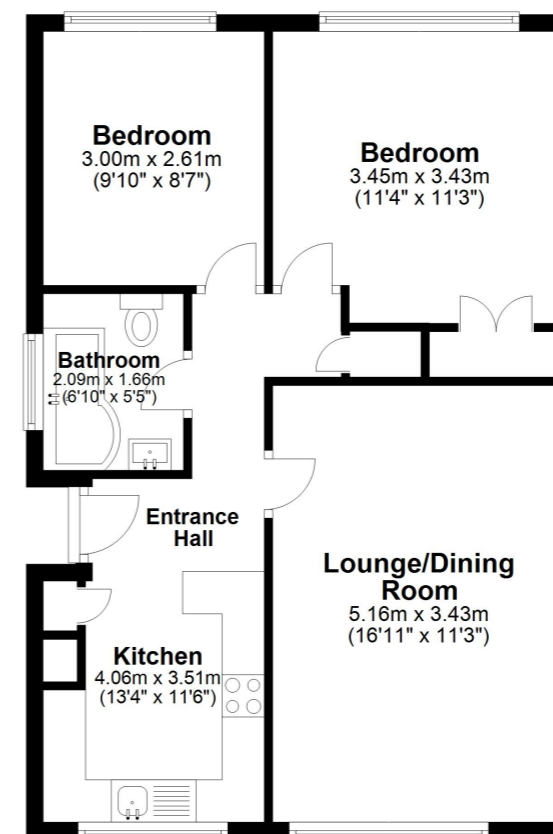
17' 9" x 8' 7" (5.41m x 2.62m)

Area Information

The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

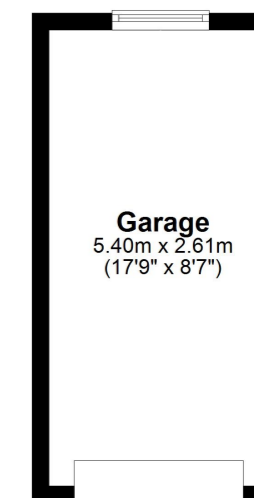
Ground Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



Outbuilding

Approx. 14.1 sq. metres (151.7 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

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.

