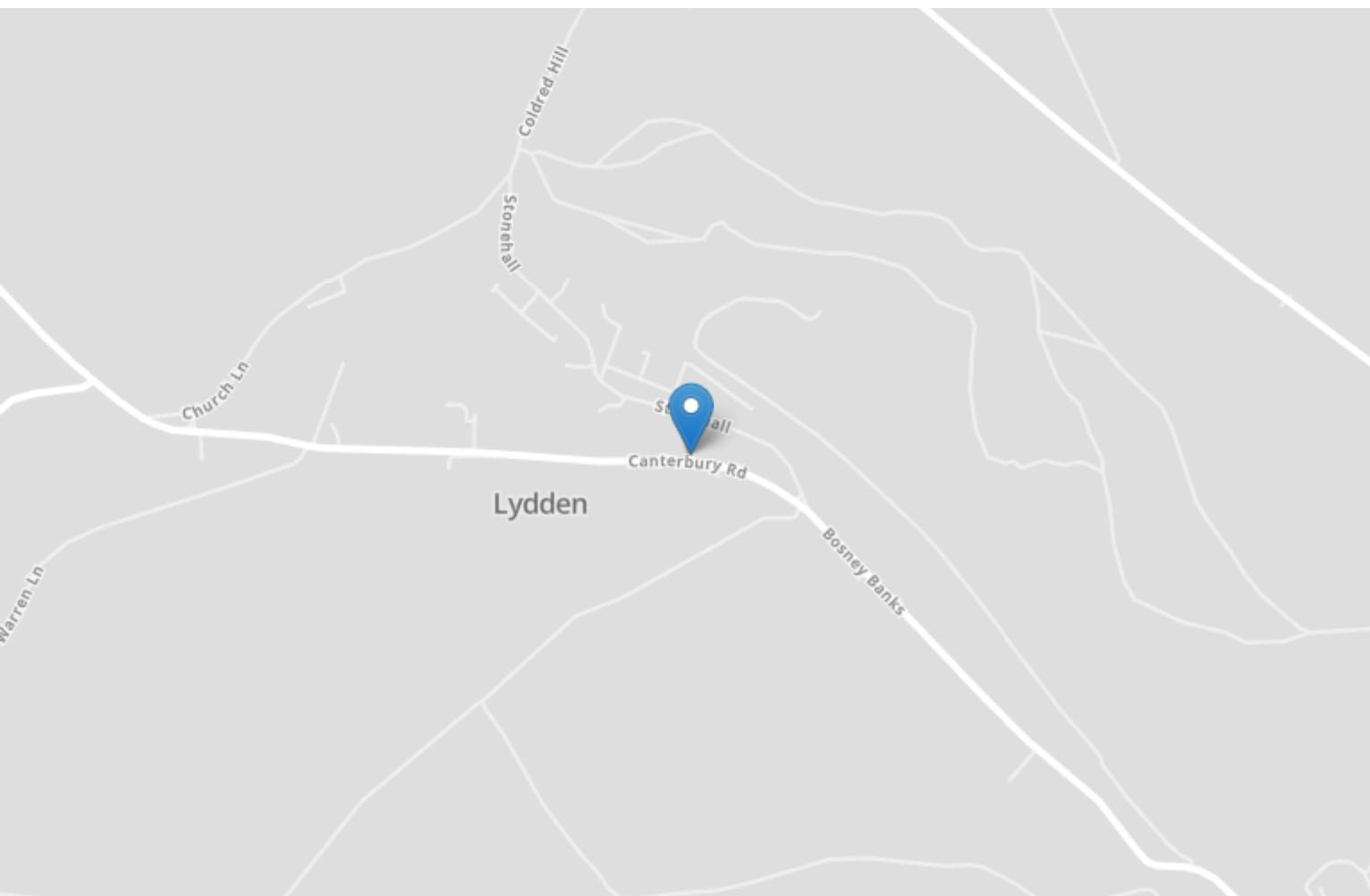


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



68 Canterbury Road

LYDDEN, Dover
CT15 7ES

£475,000 FREEHOLD

Beautifully Extended Five Bedroom Detached Chalet Bungalow | Large Sunny Rear Garden | Garage & Off Road Parking | Summer House | Two Bathrooms | Burnap + Abel are delighted to offer onto the market this fabulously extended five bedroom detached chalet bungalow located in the highly sought after Canterbury Road, Lydden, Dover. The accommodation boasts a beautiful open plan kitchen/dining room - Ideal when entertaining, two bathrooms and five good size bedrooms. Additional benefits include a large sunny rear garden with Summer House and views of the North Downs, garage and off road parking, double glazing and gas central heating. Lydden is a highly sought-after village which is situated near to the neighbouring villages of River and Temple Ewell. In transport terms Lydden is well connected, being close to the A2 and A20 trunk routes and having a railway station at Kearsney with direct services to London, and only 3 miles from the Port of Dover. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Tiled floor, radiator and doors leading to;

Bedroom Three

12' 5" x 10' 11" (3.78m x 3.33m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

12' 4" x 10' 11" (3.76m x 3.33m) Double bedroom with carpeted floor, radiator and double glazed window.

Shower Room

12' 4" x 6' 2" (3.76m x 1.88m) Tiled floor, shower, low level W.C., wash hand basin, heated towel rail, frosted double glazed window and space for washing machine and tumble dryer.

Lounge

24' 9" x 12' 4" (7.54m x 3.76m) A large lounge with carpeted floor, radiator, under stairs cupboard, double glazed window and French doors leading to the garden.

Kitchen/Dining Room

18' 3" x 16' 8" (5.56m x 5.08m) A large open plan kitchen/Dining Room - Ideal for entertaining family and friends! The kitchen has a mix of wall and base units, space for fridge freezer and cooker, integrated dishwasher, double glazed window boasts lovely views and door to the garden. The dining area has space for a table and chairs, radiator and double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

21' 3" x 13' 3" (6.48m x 4.04m) Large double bedroom with carpeted floor, eave storage, radiator and double glazed window with boasting wonderful views.

Bedroom Two

21' 3" x 10' 6" (6.48m x 3.20m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Five

10' 2" x 8' 8" (3.10m x 2.64m) A generous size bedroom with carpeted floor, eave storage, radiator and double glazed Velux window.

Bathroom

10' 4" x 8' 6" (3.15m x 2.59m) Freestanding bath, separate shower, low level W.C., wash hand basin, heated towel rail and double glazed Velux window.

Garden

Beautiful sunny rear garden with lawn, seating and decked areas. Ideal Outside Space to enjoy Summer BBQs! Side access, garage access and Summer House.

Summer House

15' 11" x 12' 0" (4.85m x 3.66m)

Garage & Off Street Parking

15' 3" x 7' 3" (4.65m x 2.21m) garage with lighting, power and wall mounted boiler. Off street parking.

Area Information

The Property is situated on the fringe of the sought after village of Lydden. The village itself benefits from having a local primary school rated 'good' by Ofsted, Doctors surgery, a bus route with regular buses to Canterbury and Dover along with the renowned Lydden Bell a charming old Coaching Inn which boasts a great dining and drinks menu. The neighbouring villages of River and Temple Ewell offer more day to day facilities, Co -op convenience store, Pharmacy and Post office. Both villages share the historic park, Kearsney Abbey and another two adjacent parks namely Russel Gardens and Bushy Ruff renowned for lovely walks.

There is a local train station nearby at Kearsney, and the High-speed rail link to London from Dover Priory in around 60 minutes. There are great road links nearby to the M20 and the A2/M2 both to London, or in the other direction the Channel ports. The popular White Cliffs retail and leisure park is approximately 2.5 miles away home to national supermarkets and a variety of popular fashion, dining, leisure and fitness activities for the whole family.

Also within close proximity are Kent's famous White Cliffs, Deal and Folkestone's Harbour Arm and Hythe further along the coastline. The Cathedral City of Canterbury is about 15 minutes drive with its vast array of shops, restaurants and recreational facilities, plus two theatres and the Kent County Cricket ground. There is also an excellent choice of schools in both the private and state sectors, colleges, universities and grammar schools which can also be found in Canterbury, Folkestone and Dover.

