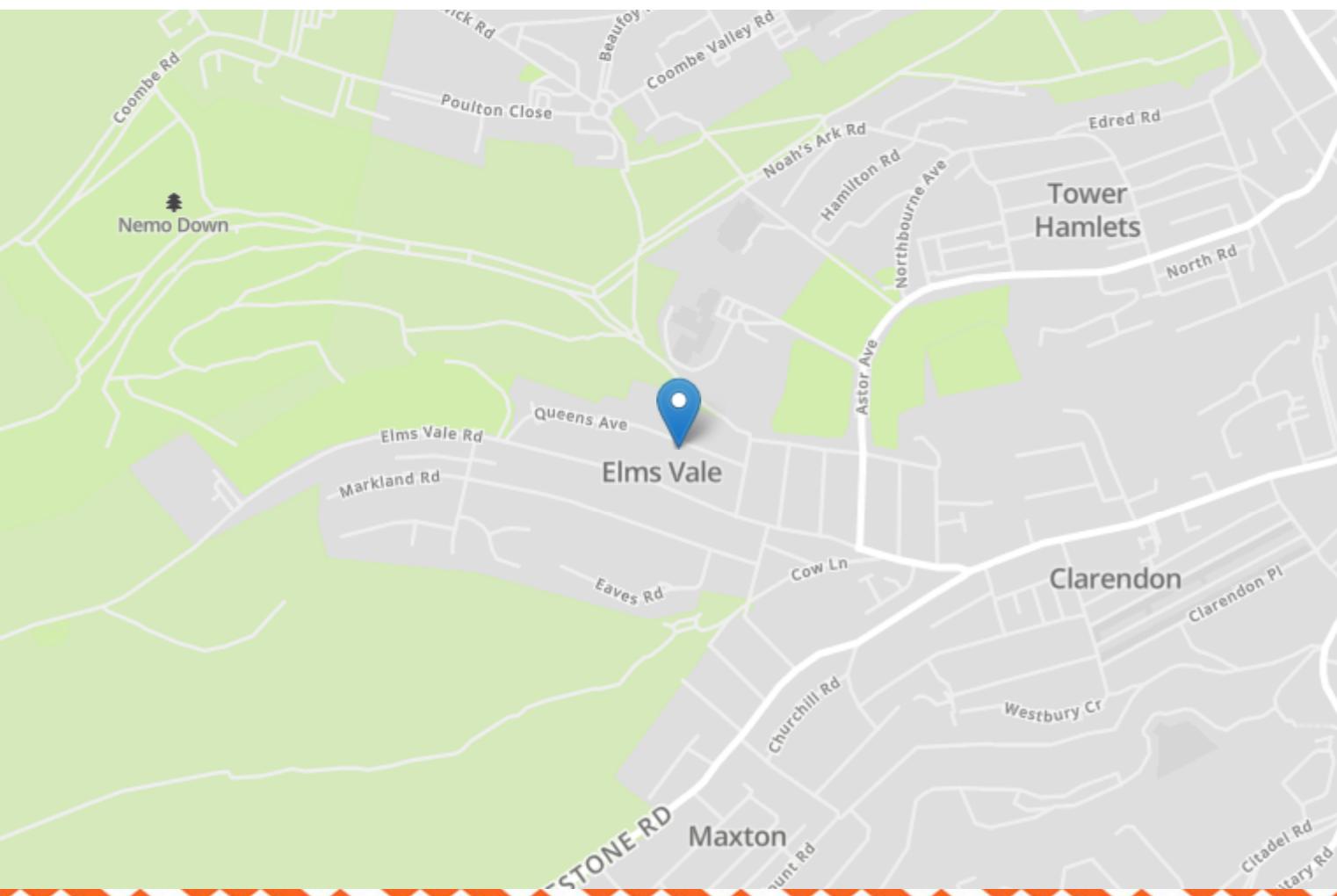


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24 Queens Avenue

ELMS VALE, Dover
CT17 9PU

£279,950 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...A Fabulous Four-Bedroom Family Home in the Highly Sought-After Queen's Avenue, Elms Vale, Dover. Nestled in the ever-popular Queen's Avenue, this impressive four-bedroom semi-detached family home offers the perfect blend of style, space, and convenience. Beautifully enhanced by a fantastic loft conversion, the property delivers generous accommodation arranged thoughtfully over three floors, making it ideal for modern family living. On the ground floor, you are welcomed by a comfortable lounge, perfect for relaxing evenings, and a spacious kitchen/breakfast room that provides an inviting hub for daily life and entertaining. The first floor offers three well-proportioned bedrooms along with a contemporary family bathroom, providing practical and versatile living space for children, guests, or home office use. The standout second floor hosts a superb master bedroom suite, complete with its own en-suite shower room - an elegant retreat offering privacy and comfort. Outside, the property continues to impress. A large rear garden provides an excellent environment for outdoor enjoyment, featuring a wonderful log cabin ideal for a home office, studio, or leisure space. The garden also enjoys fabulous far-reaching views, creating a truly special setting. Additional benefits include a garage, double glazing, gas central heating, and close proximity to a superb selection of local schools, shops, and amenities. This exceptional home offers everything a growing family could desire - space, quality, and an outstanding location. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

15' 4" x 11' 1" (4.67m x 3.38m)

Kitchen

12' 10" x 6' 6" (3.91m x 1.98m)

Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)

Bedroom Two

12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Three

11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom Four

9' 6" x 8' 5" (2.90m x 2.57m)

Bathroom

9' 9" x 6' 4" (2.97m x 1.93m)

Bedroom One

13' 0" x 12' 8" (3.96m x 3.86m)

En Suite

Garden

Large rear garden with log cabin and wonderful far reaching views.

Summer House

11' 10" x 11' 7" (3.61m x 3.53m)

Basement Storage

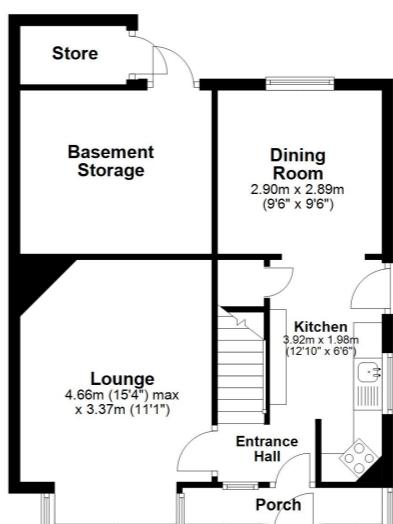
Garage

21' 6" x 10' 5" (6.55m x 3.17m)

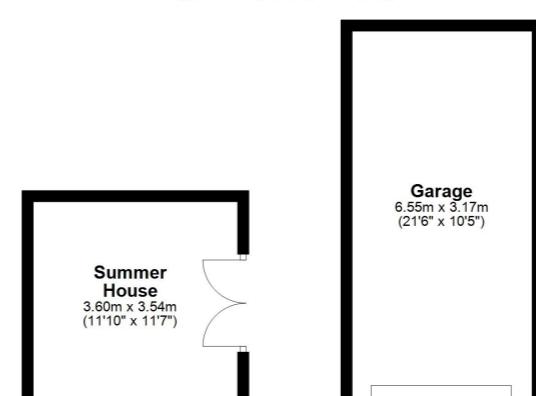
Area Information

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.

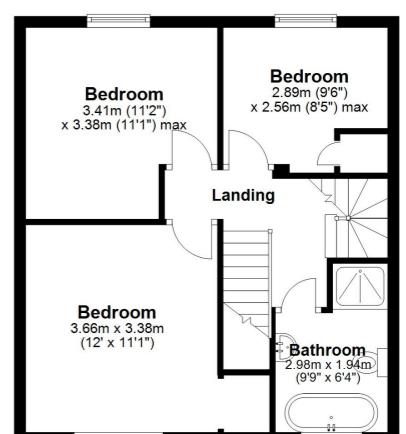
Ground Floor
Approx. 50.5 sq. metres (543.6 sq. feet)



Outbuildings
Approx. 33.5 sq. metres (360.7 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.9 sq. feet)



Second Floor
Approx. 19.7 sq. metres (212.0 sq. feet)

