

8 Richmond Way

WHITFIELD, Dover
CT16 3FN

£325,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...PRICE RANGE £325,000 - £350,000... Burnap + Abel are delighted to offer onto the market this beautiful three bedroom family home situated in the prestigious Richmond Park development in the village of Whitfield. The property is in fantastic decorative order throughout and the accommodation boasts a light and airy lounge, modern fitted kitchen, three good size bedrooms and a modern family bathroom. Additional benefits include off road parking for three/four cars, en suite, study, downstairs W.C., generous size rear garden with rear access, window shutters to the front, water softener, dual zone gas central heating, double glazing and remaining NHBC warranty. Richmond Park is a wonderful manicured environment for family living, conveniently situated for Dover and commuters. Within the grounds is a brand new primary school which is striking distance from the property and Dover leisure centre - main supermarkets are a short drive. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge/Dining Room

19' 0" x 10' 11" (5.79m x 3.33m)

Kitchen

14' 7" x 9' 3" (4.45m x 2.82m)

Study

7' 9" x 5' 3" (2.36m x 1.60m)

Downstairs W.C.

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)

En Suite

Bedroom Two

10' 10" x 10' 7" (3.30m x 3.23m)

Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m)

Garden

Sunny rear garden with rear access. External tap and power points.

Off Street Parking

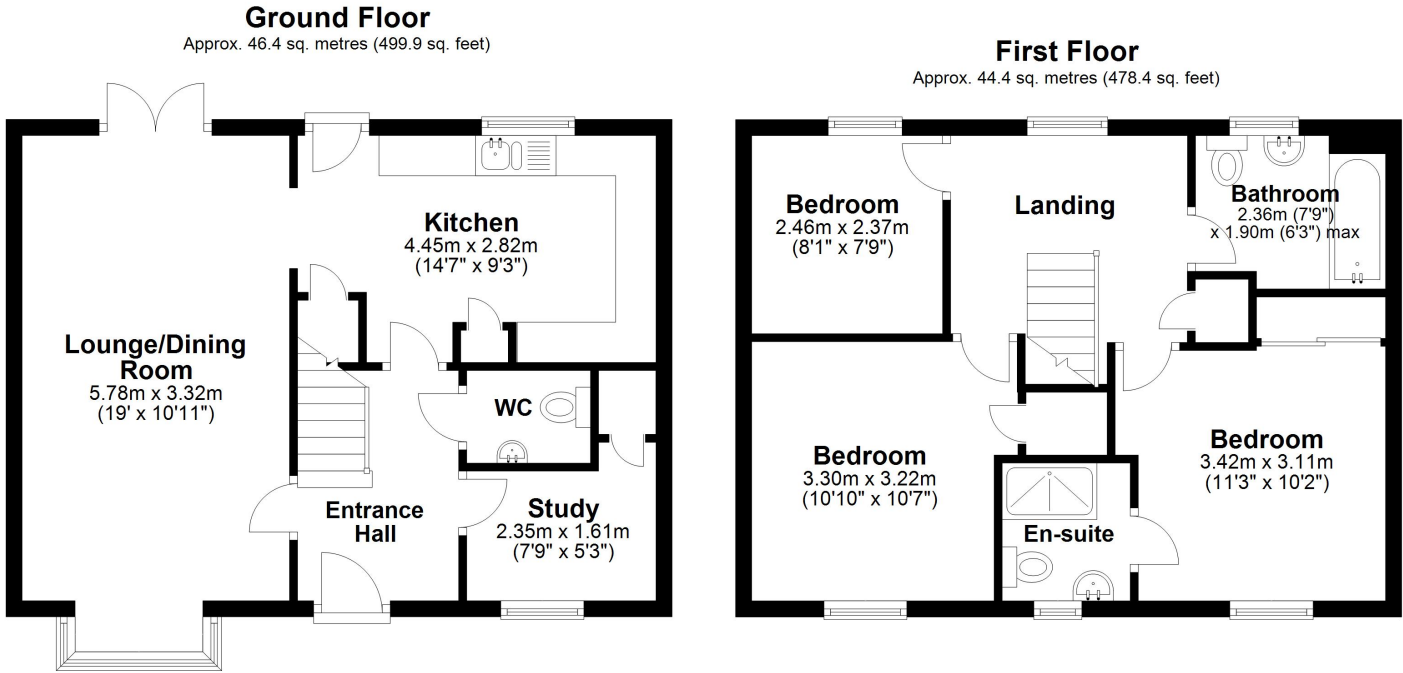
To the rear of the property is parking for approximately Three/Four Cars.

Estate Charge

The vendors have informed us that they pay an estate charge of £107.45 per 6 months.

Area Information

Whitfield is located just four miles inland from the centre of Dover, and today comprises one of the most desirable and sought-after residential areas in the and around the town. Whitfield's popularity stems in part from its open, more spacious character, which contrasts with the more densely built-up streets of Dover. It retains much of its separate village identity and atmosphere with its own comprehensive amenities including sports and recreational facilities, both primary and secondary schools, three churches and local shops catering for all day – to day needs. In addition to being the closest town in the UK to France, Whitfield also benefits from high speed rail links to the Capital via Dover Priory station which transports you to London in little over an hour. Its location on the outskirts of Dover and its proximity to the A2 trunk road means that the M25 and the Dartford Crossing can be reached in under an hour, providing fast access to the rest of the national motorway network. Ashford International station is just 30 minutes' away, with central London reachable in approximately 40 minutes in one direction, and Paris in less than 2½ hours in the other, whilst the HS1 from Dover Priory station will have you in central London in a little over an hour. All the time, the lovely rolling Kent countryside is only a stone's throw away. Small wonder that Whitfield is a particularly popular choice for young families.



Total area: approx. 90.9 sq. metres (978.3 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.

