

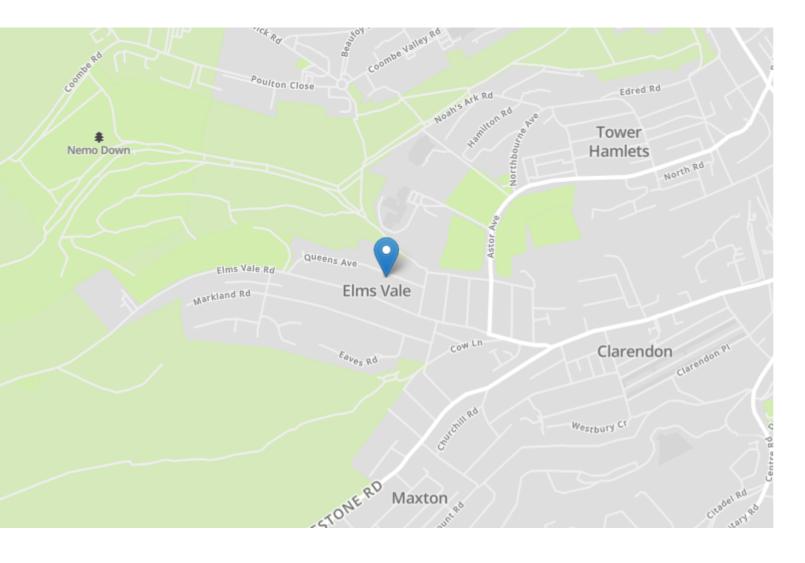
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# 24 Queens Avenue

ELMS VALE, Dover CT17 9PU

## £289,950 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 Bumap + 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**

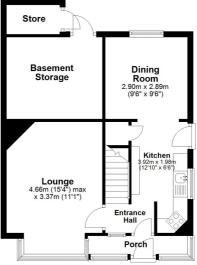
## Garage

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**



First Floor Bedroom 3.66m x 3.38m (12' x 11'1")

Outbuildings

Summer House 3.60m x 3.54m (11'10" x 11'7")





