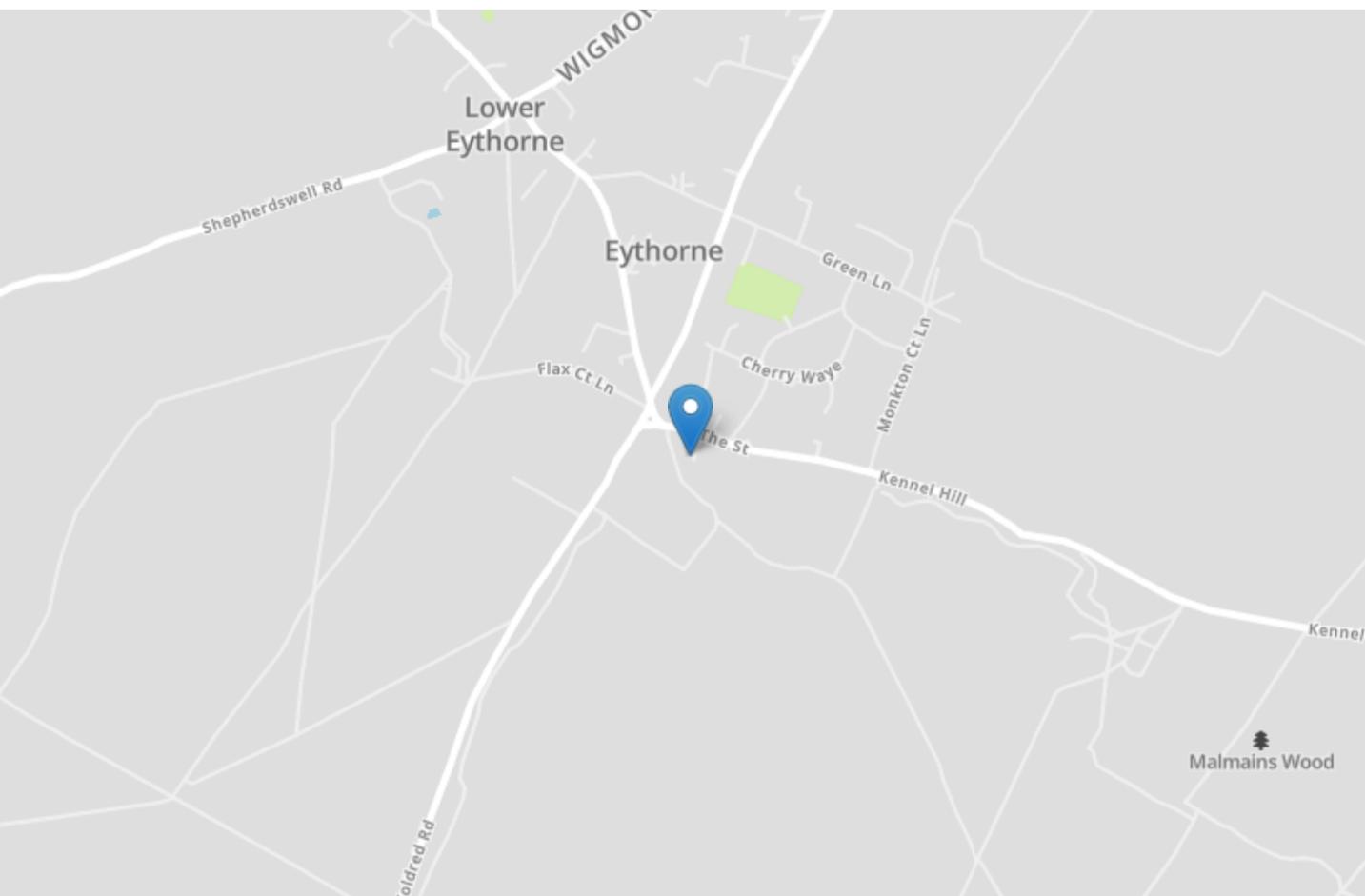


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 Forge Close

EYTHORNE, Dover
CT15 4DW

£335,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this beautiful and extended three bedroom semi detached family home located in the highly sought after Forge Close, Eythorne, Dover. This fabulous corner plot property is in beautiful condition throughout and the accommodation boasts a spacious lounge, separate dining room, modern fitted kitchen and a modern shower room. Additional benefits include a garage and off street parking, sunny rear garden, downstairs W.C., double glazing and gas central heating. There are regular buses to Dover and Canterbury which is approximately thirteen miles away, there is also a railway station three miles away at the nearby village of Shepherdswell where trains operate between Dover and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall**Lounge**

14' 10" x 10' 8" (4.52m x 3.25m)

Dining Room

10' 7" x 9' 11" (3.23m x 3.02m)

Kitchen

12' 7" x 10' 10" (3.84m x 3.30m)

W.C.**Bedroom One**

10' 11" x 10' 9" (3.33m x 3.28m)

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m)

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room

6' 4" x 6' 1" (1.93m x 1.85m)

Garden**Garage & Off Street Parking**

Garage & off street parking to the rear.

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)

**First Floor**

Approx. 42.2 sq. metres (454.4 sq. feet)

