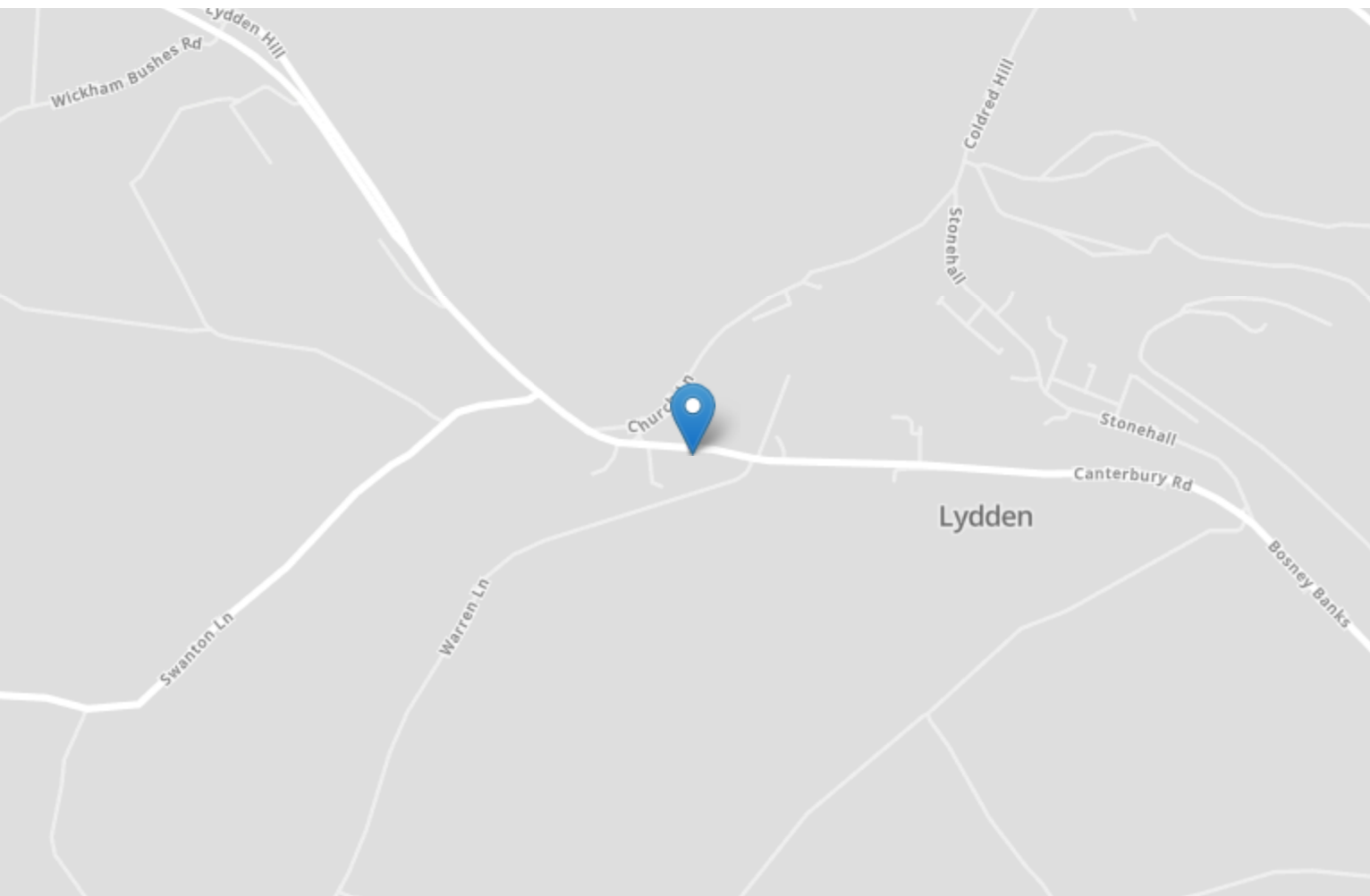


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



73 Canterbury Road

LYDDEN, Dover
CT15 7EX

£475,000 FREEHOLD

Draft Details | Offer Over £475,000 | FOR SALE WITH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached family home located in the popular Canterbury Road, Lydden, Dover. The accommodation boasts a spacious lounge, separate dining room, kitchen and family bathroom. Additional benefits include a garage and off street parking for multiple vehicles, sunny rear garden with Summerhouse, downstairs W.C., utility room, office space, dressing room, double glazing and gas central heating (boiler serviced October 2024). 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 Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

17' 10" x 16' 6" (5.44m x 5.03m)

Dining Room

11' 2" x 11' 0" (3.40m x 3.35m)

Kitchen/Breakfast Room

14' 1" x 11' 2" (4.29m x 3.40m)

Bedroom Four

11' 7" x 5' 10" (3.53m x 1.78m)

Utility Room

6' 2" x 5' 8" (1.88m x 1.73m)

W.C.

Bedroom One

13' 1" x 9' 2" (3.99m x 2.79m) With walk in wardrobe.

Bedroom Two

14' 2" x 11' 3" (4.32m x 3.43m)

Bedroom Three

11' 2" x 7' 2" (3.40m x 2.18m)

Study

9' 2" x 4' 5" (2.79m x 1.35m)

Bathroom

7' 9" x 6' 7" (2.36m x 2.01m)

Garden

With Summerhouse.

Summerhouse

12' 4" x 12' 4" (3.76m x 3.76m)

Garage & Parking

17' 2" x 8' 6" (5.23m x 2.59m) Garage and off street parking for multiple vehicles.

Area Information

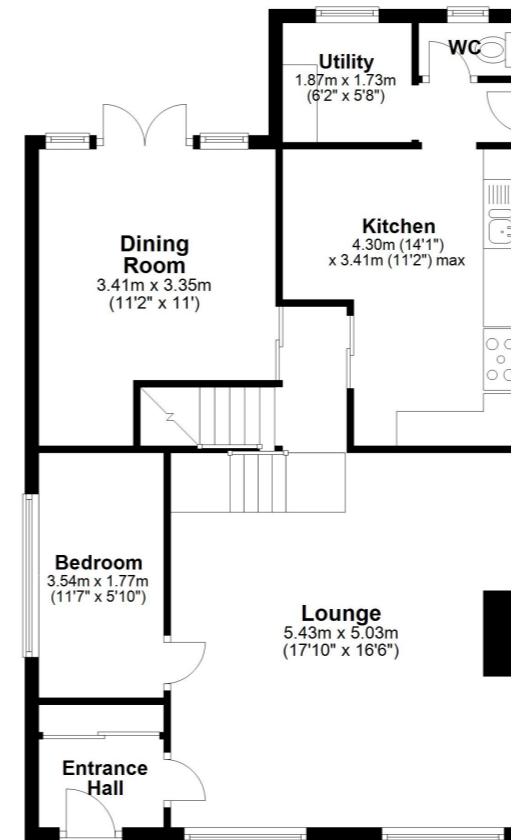
The Property is situated on the fringe of the sought after village of Lydden. The village itself benefits from having a local primary school rated 'good' by Ofsted, Doctors surgery, a bus route with regular buses to Canterbury and Dover along with the renowned Lydden Bell a charming old Coaching Inn 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.

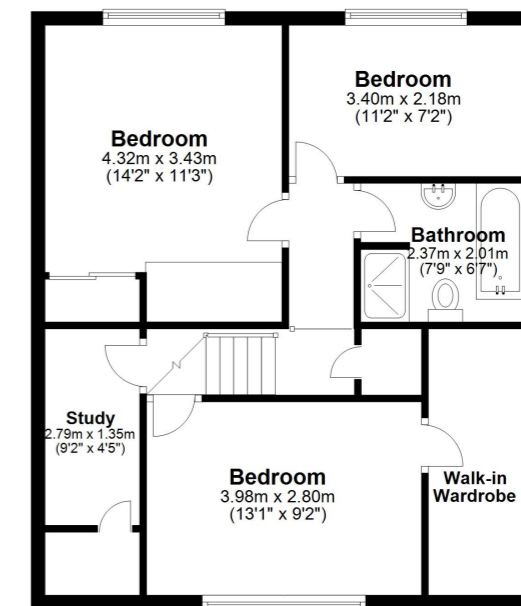
Split Level Ground Floor

Approx. 72.7 sq. metres (782.2 sq. feet)



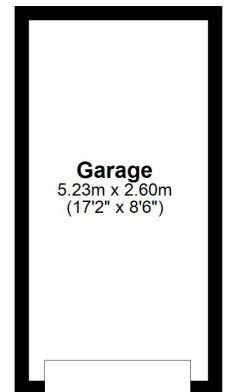
Split Level First Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



Outbuilding

Approx. 13.6 sq. metres (146.4 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.

