
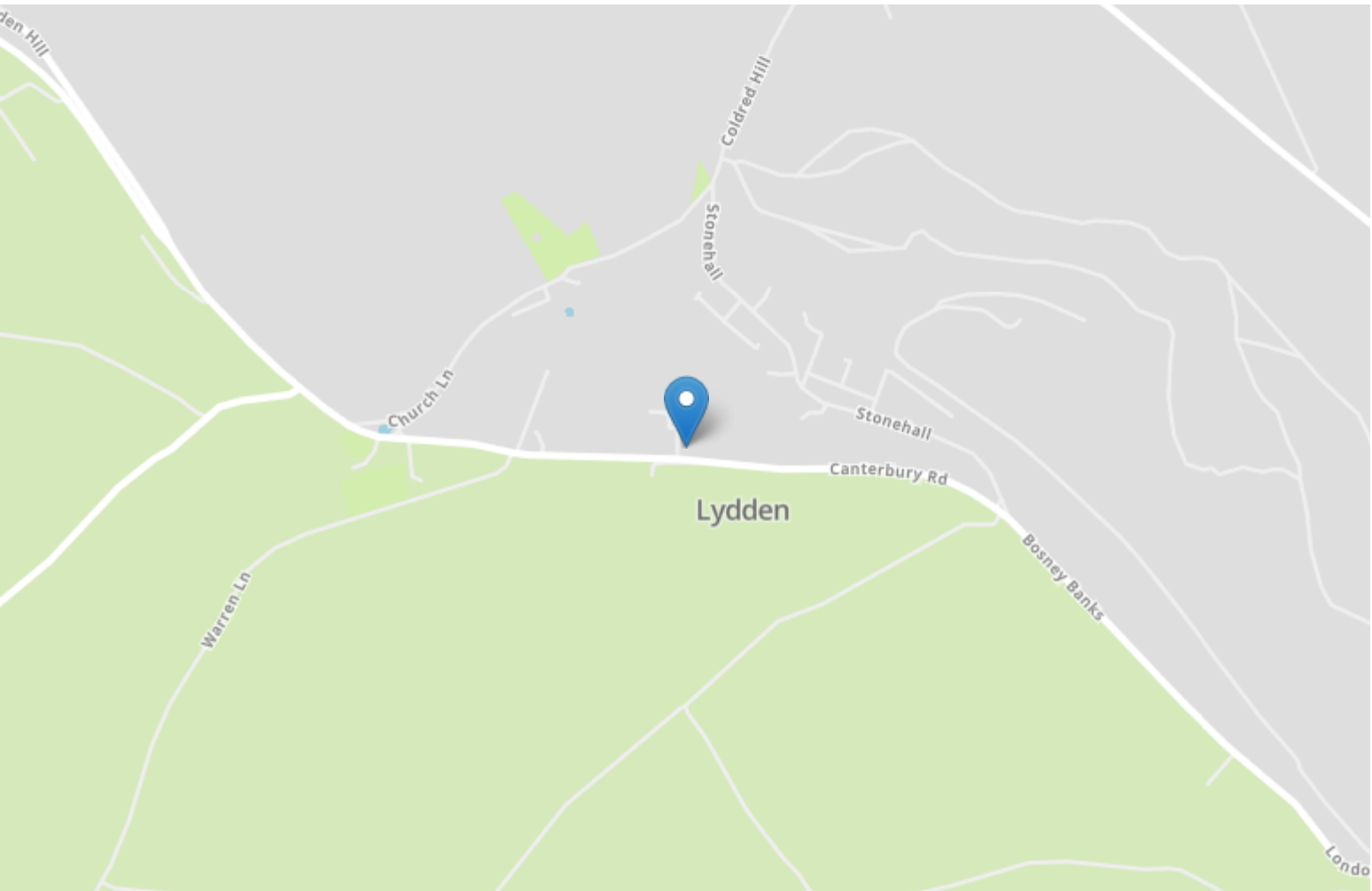


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales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



### 37 Canterbury Road

LYDDEN, Dover  
CT15 7ET

**£475,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fabulous Four/Five-Bedroom Detached Chalet Bungalow – No Onward Chain | Set within the highly sought-after village of Lydden, this fabulous detached chalet bungalow offers a wonderful blend of spacious, versatile living and the charm of a peaceful village setting. The property also comes with the huge advantage of no onward chain, making it an appealing and straightforward purchase. Inside, the home boasts a generous lounge, a dining room, a well-proportioned kitchen, family bathroom and an additional shower room, together with a flexible layout of four/five bedrooms – two of which are upstairs. This makes the property perfectly suited to a growing family looking for both space and adaptability. The home further benefits from owned outright solar panels, ensuring excellent energy efficiency and reduced running costs. Outside, the property offers a large sunny rear garden, a double garage, and off-road parking for multiple vehicles, making it practical as well as beautiful. Lydden itself is a thriving and welcoming community, nestled within an Area of Outstanding Natural Beauty. The village is known for its scenic walks, green spaces, and access to the stunning Kent countryside. Families will appreciate the proximity to well-regarded schools, while commuters benefit from excellent road links via the A2 and easy access to Dover Priory train station, with its fast connections into London. This is a truly unique opportunity to secure a spacious and well-located home in a prime village setting. For your chance to view call Burnap + Abel on 01304 279107.





Lounge

24' 2" x 15' 3" (7.37m x 4.65m)

Dining Room

11' 9" x 10' 11" (3.58m x 3.33m)

Kitchen

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom One

14' 6" x 11' 10" (4.42m x 3.61m)

Bedroom Two

13' 4" x 11' 10" (4.06m x 3.61m)

Study/Bedroom Five

11' 7" x 9' 10" (3.53m x 3.00m)

Bathroom

11' 3" x 7' 3" (3.43m x 2.21m)

W.C.

Bedroom Three

14' 10" x 9' 11" (4.52m x 3.02m)

Bedroom Four

14' 10" x 9' 10" (4.52m x 3.00m)

Shower Room

Garden

Double Garage & Off Street Parking

16' 7" x 14' 6" (5.05m x 4.42m) Double garage and off road parking for multiple vehicles.

Solar Panels

Area Information

Lydden is a charming village in Kent, offering a peaceful and picturesque setting, perfect for families and nature lovers alike. With its stunning countryside views and easy access to major transport links, including the A2, Dover, and Canterbury, it’s ideally located for both tranquil living and convenient commuting. The village also boasts a highly regarded primary school, making it an excellent choice for those seeking a family-friendly environment.

