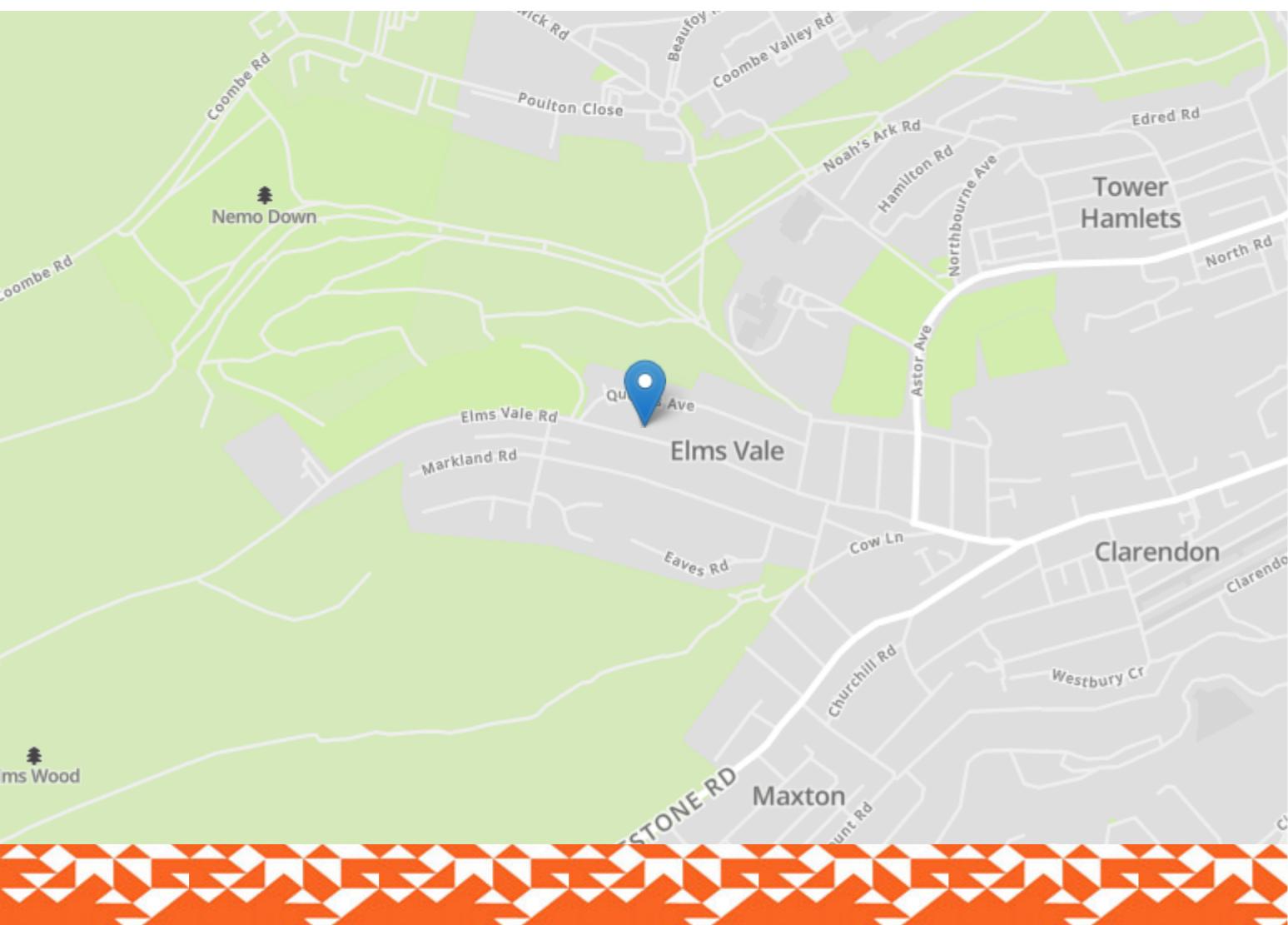
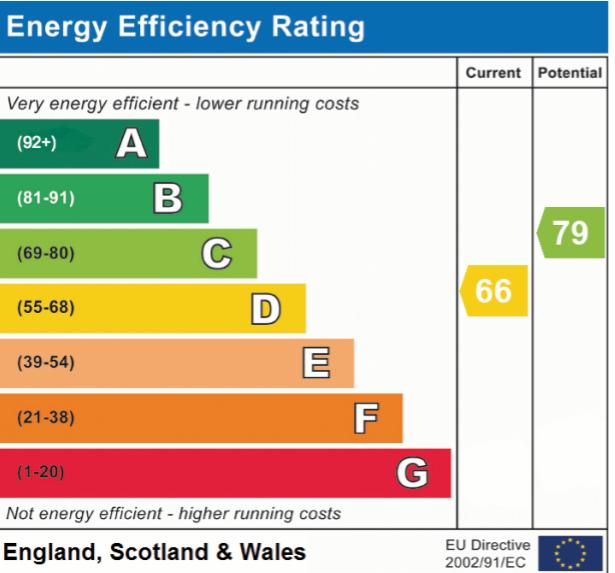


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## 180 Elms Vale Road

ELMS VALE, Dover  
CT17 9PP

**£280,000 FREEHOLD**

DRAFT DETAILS...FOR SALE THROUGH BURNAP + ABEL...Price Range £280,000 - £290,000...Fabulous Three-Bedroom Semi-Detached Family Home! Located in the ever-popular Elms Vale area, this superb three-bedroom semi-detached home is perfect for growing families seeking comfort, convenience, and a welcoming community. The property offers well-proportioned living spaces, including three bright and airy bedrooms, ideal for family life or working from home. The spacious lounge and dining areas provide a perfect setting for relaxing or entertaining, while the kitchen opens out to a flat, child-friendly rear garden—great for outdoor play, summer barbecues, or unwinding in the sun. Additional features include double glazing throughout and gas central heating, ensuring year-round comfort and energy efficiency. To the front, off-road parking adds everyday practicality, all within a peaceful residential setting close to excellent schools, transport links, and local amenities. With its family-friendly layout, modern comforts, and fantastic location, this home is a must-see. For your chance to view call Burnap + Abel on 01304 279107.



## Lounge

4.16m x 3.65m (13'8" x 12').

## Dining Room

4.23m x 3.31m (13'11" x 10'10").

## Kitchen

3.09m x 1.97m (10'2" x 6'6").

## Bedroom One

3.94m x 3.38m (12'11" x 11'1").

## Bedroom Two

3.84m x 3.15m (12'7" x 10'4").

## Bedroom Three

2.49m x 2.24m (8'2" x 7'4").

## Bathroom

2.44m x 1.98m (8' x 6'6").

## Garden

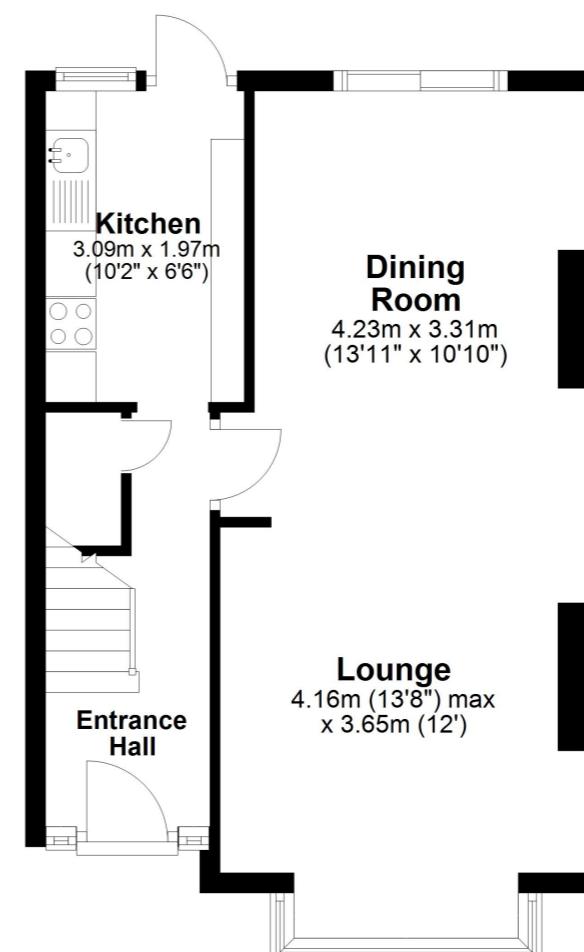
## Off Street Parking

## Area Information

Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there is a popular school and park nearby together with several of primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

## Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)

