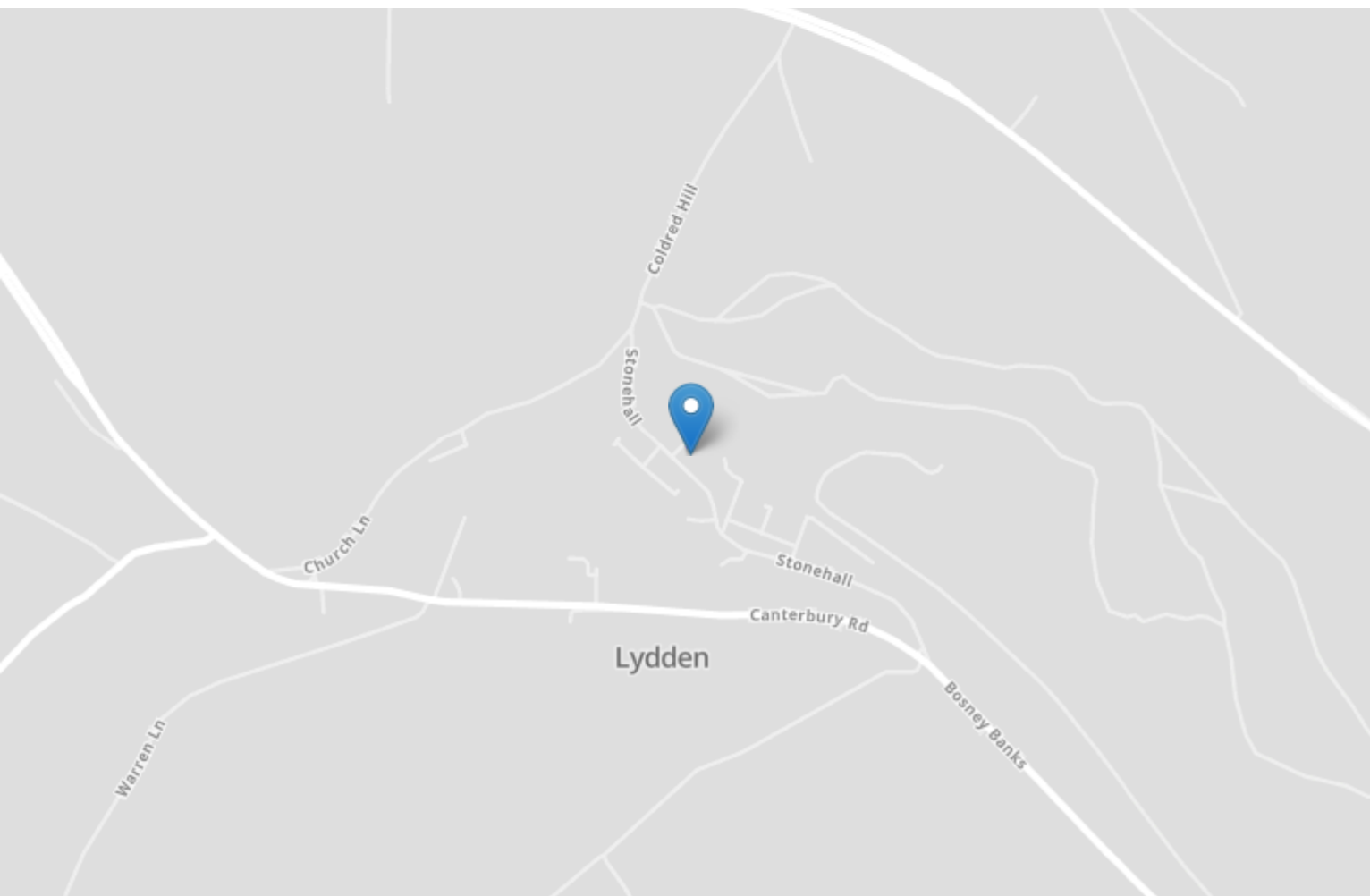


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Conifers Stonehall Road

LYDDEN, Dover  
CT15 7JS

**£360,000 FREEHOLD**

Draft Details...PRICE RANGE £360,000 - £370,000 | Garage & Off Street Parking | Fantastic Three Bedroom Semi Detached House | Large Rear Garden | Highly Sought After Village Location | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi house situated in the popular Stonehall Road, Lydden. The property is in very good condition throughout and the property boasts a lounge with a log burner, kitchen, three bedrooms and a modern style family bathroom. Additional benefits include a beautiful sunny rear garden with side access, spacious conservatory, garage, off street parking for two cars, double glazing and gas central heating. Situated in the village of Lydden, approximately 3-4 miles from Dover. There are excellent access routes to the A2 to Canterbury and London. Lydden boasts a primary school, public house, doctors surgery and is on a regular bus route. There is a mainline railway station at nearby Kearsney. From Dover Priory you can catch the fast link train to London St Pancras in approximately an hour and 8 minutes. For your chance to view call Burnap + Abel on 01304 279107.



## Entrance Hall

Laminate floor, radiator, stairs to first floor and doors leading to;

## Lounge

16' 3" x 10' 9" (4.95m x 3.28m) Spacious lounge with laminate floor, under stair cupboard, radiator and log burner.

## Conservatory

11' 2" x 10' 5" (3.40m x 3.17m) Spacious conservatory with laminate floor, radiator and space for table and chairs.

## Kitchen

14' 1" x 7' 10" (4.29m x 2.39m) A mix of wall and base units, space for fridge freezer, cooker and washing machine. Double glazed window.

## First Floor Landing

Carpeted landing, loft hatch and doors leading;

## Bedroom One

14' 0" x 11' 1" (4.27m x 3.38m) Large double bedroom with carpeted floor, built in wardrobes, radiator and a double glazed window overlooking the garden.

## Bedroom Two

11' 6" x 7' 6" (3.51m x 2.29m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

7' 3" x 5' 5" (2.21m x 1.65m) Bath with electric shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

## Garden

Fantastic sunny rear garden - Ideal for entertaining the family and friends! paved seating area leading onto the large lawn area. Side access.

## Garage + Off Street Parking

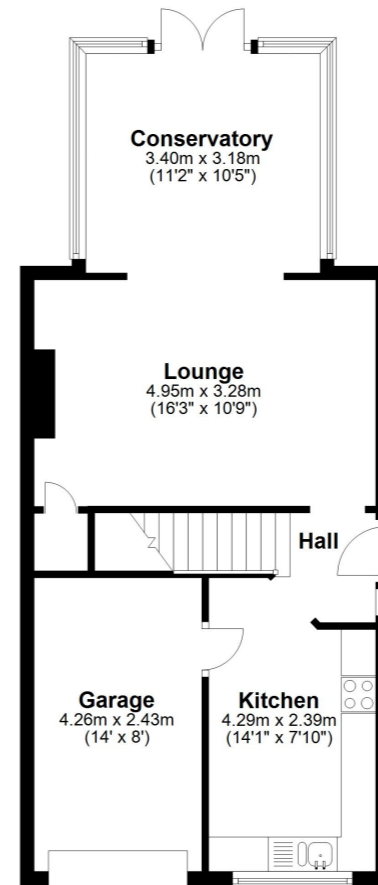
14' 0" x 8' 0" (4.27m x 2.44m) The property has a garage and off road parking for two cars.

## Area Information

The village of Lydden is found in beautiful surrounding landscape. The area is set in a steep sided valley with grazing pasture and pockets of woodland along the valley side facing north west and an extensive National Nature Reserve. There is a Doctors surgery and local public house, as well as a well regarded primary school. The Lydden Race Circuit is located between here and Wootton to the west of the village. There are excellent links to the A2 as well as the village being on the cusp of the historic seaside town of Dover with its schools, high street and high speed rail link into St Pancras, London.

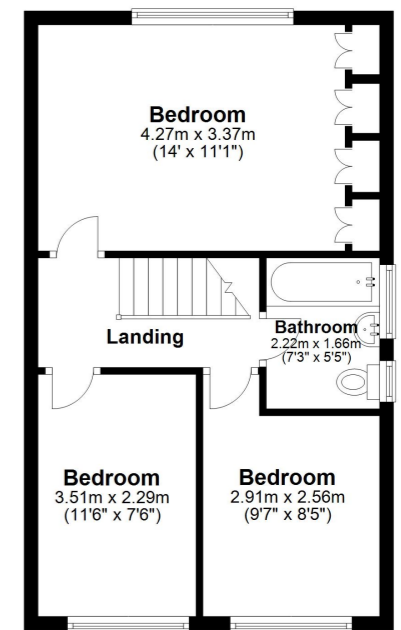
## Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 94.3 sq. metres (1015.3 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.

