

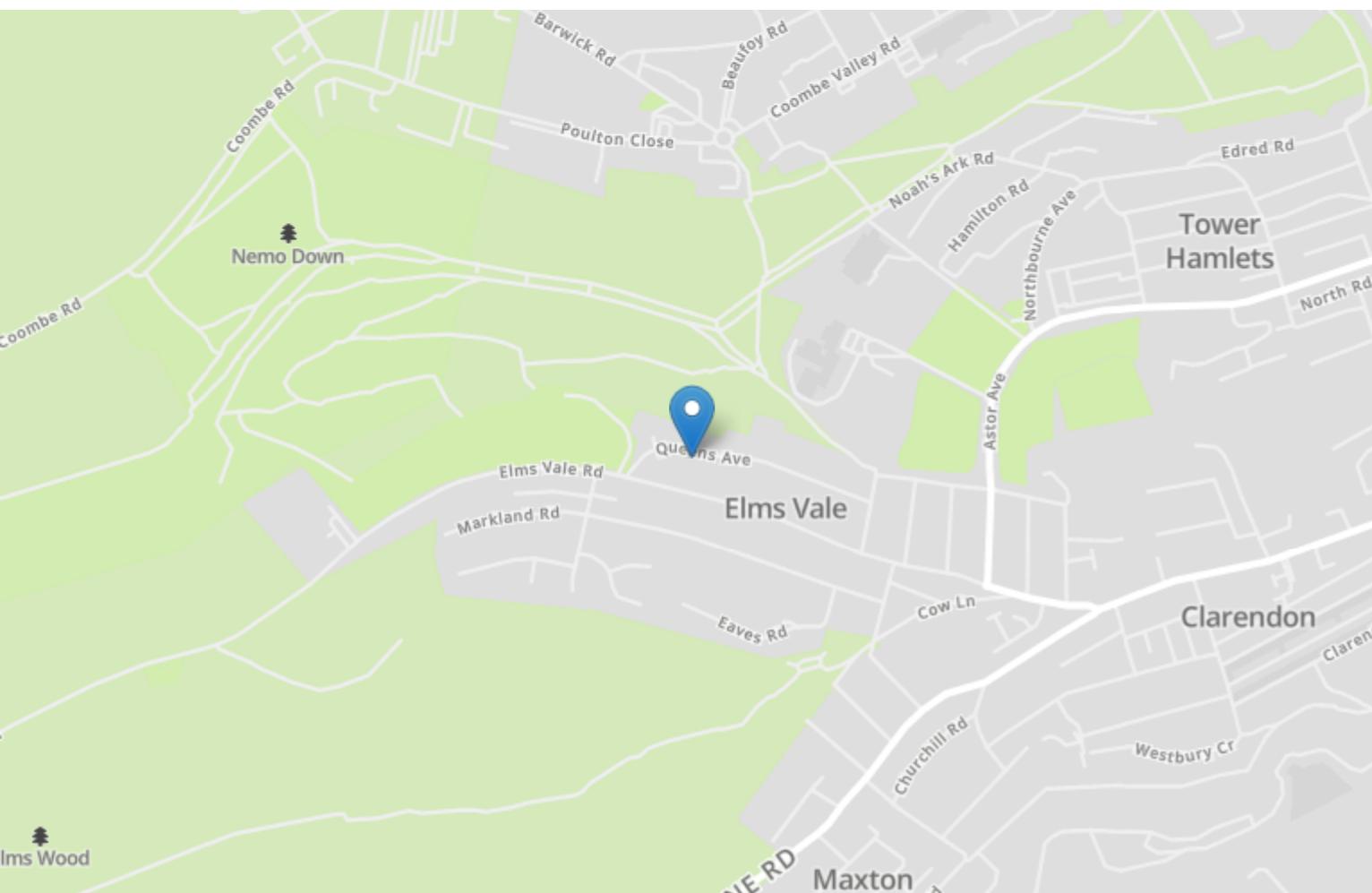
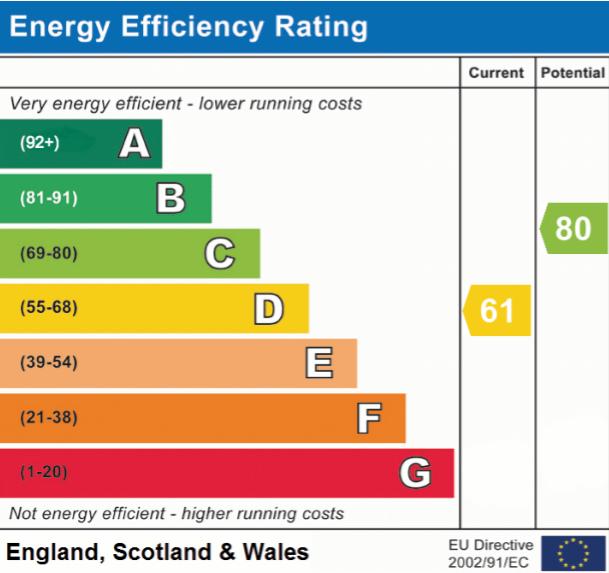
Burnap + Abel

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53 Queens Avenue

ELMS VALE, Dover
CT17 9PT

£250,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Two-Bedroom Detached Bungalow | Highly Sought-After Location | Chain-Free | Potential Off-Road Parking (STPP) | Located in the highly desirable Queens Avenue in Elms Vale, Dover, this charming two-bedroom detached bungalow presents an excellent opportunity for buyers seeking a comfortable home with scope to enhance and personalise. The accommodation comprises two well-proportioned bedrooms, a spacious and light-filled lounge, a fitted kitchen, and a bathroom, all arranged to offer practical and convenient single-level living. Externally, the property enjoys a generous, sunny rear garden, side access, and a useful outside basement storage area. Subject to obtaining the necessary planning consents, there is also potential to create off-road parking, in keeping with several neighbouring properties. Further benefits include double glazing, gas central heating (with the boiler serviced in November 2025), and the advantage of being sold chain-free, allowing for a smooth and straightforward purchase. Situated in a popular residential location close to local amenities, this delightful bungalow combines comfort, potential, and an enviable setting. To arrange your viewing, contact Burnap + Abel today on 01304 279107.



Lounge

12' 2" x 12' 0" (3.71m x 3.66m)

Kitchen

11' 11" x 7' 1" (3.63m x 2.16m)

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Two

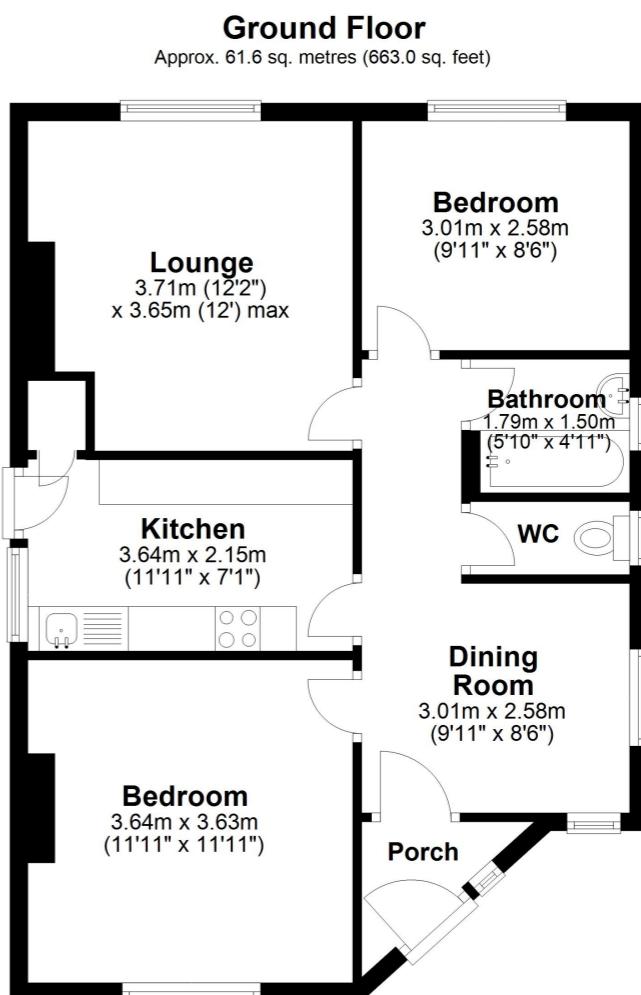
9' 11" x 8' 6" (3.02m x 2.59m)

Bathroom

5' 10" x 4' 11" (1.78m x 1.50m)

Garden**Area Information**

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

