

## 71 Elms Vale Road

ELMS VALE, Dover  
CT17 9PL

**£280,000 FREEHOLD**

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...Price Range £280,000 - £290,000 | A fabulous three-bedroom semi-detached family home, superbly positioned on the highly sought-after Elms Vale Road in Dover, offered to the market with no onward chain. This property offers generous living space combined with an excellent location, making it an ideal choice for a wide range of buyers. The accommodation comprises a spacious lounge/dining room, a fitted kitchen, downstairs cloakroom, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the home enjoys a generous, child-friendly rear garden, perfect for family life and outdoor entertaining, together with off-road parking for two vehicles. Additional benefits include double glazing, gas central heating, and a boiler serviced in 2025, offering reassurance and comfort for the next owners. Ideally suited to first-time buyers and growing families, the property is conveniently located within walking distance of local shops, schools, and Dover Priory train station, providing fast links to London. Early viewing is highly recommended to fully appreciate everything this excellent family home has to offer. Call Burnap + Abel on 01304 279107 to arrange access.



**Lounge**

12' 8" x 11' 11" (3.86m x 3.63m)

**Dining Room**

13' 11" x 11' 0" (4.24m x 3.35m)

**Kitchen**

10' 2" x 6' 5" (3.10m x 1.96m)

**Conservatory**

10' 1" x 9' 10" (3.07m x 3.00m)

**W.C.****Bedroom One**

13' 0" x 11' 3" (3.96m x 3.43m)

**Bedroom Two**

12' 0" x 10' 6" (3.66m x 3.20m)

**Bedroom Three**

8' 2" x 7' 3" (2.49m x 2.21m)

**Bathroom**

8' 0" x 6' 4" (2.44m x 1.93m)

**Garden****Off Street Parking**

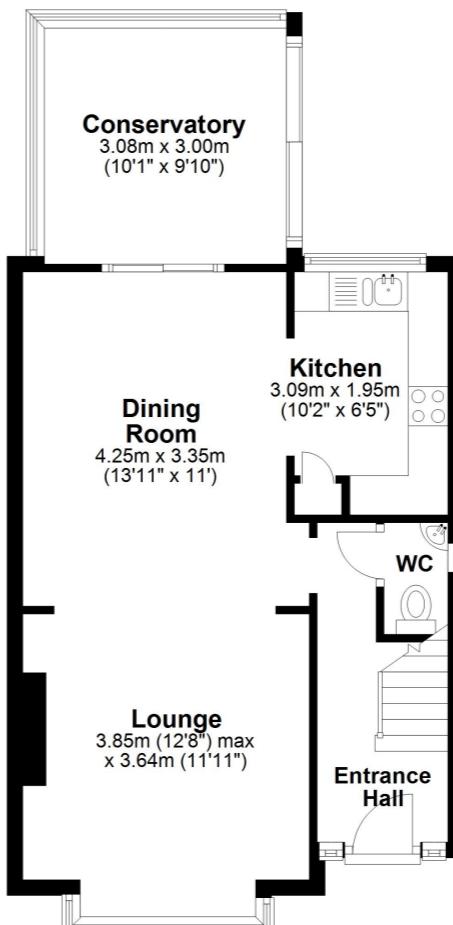
Parking for two cars.

**Area Information**

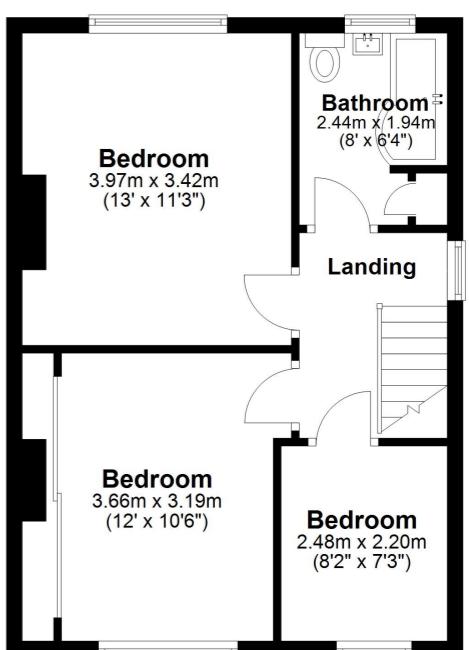
Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the 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. 57.3 sq. metres (616.7 sq. feet)

**First Floor**

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

