



Burnap + Abel
The Charlton Centre High St
Dover
CT16 1TT

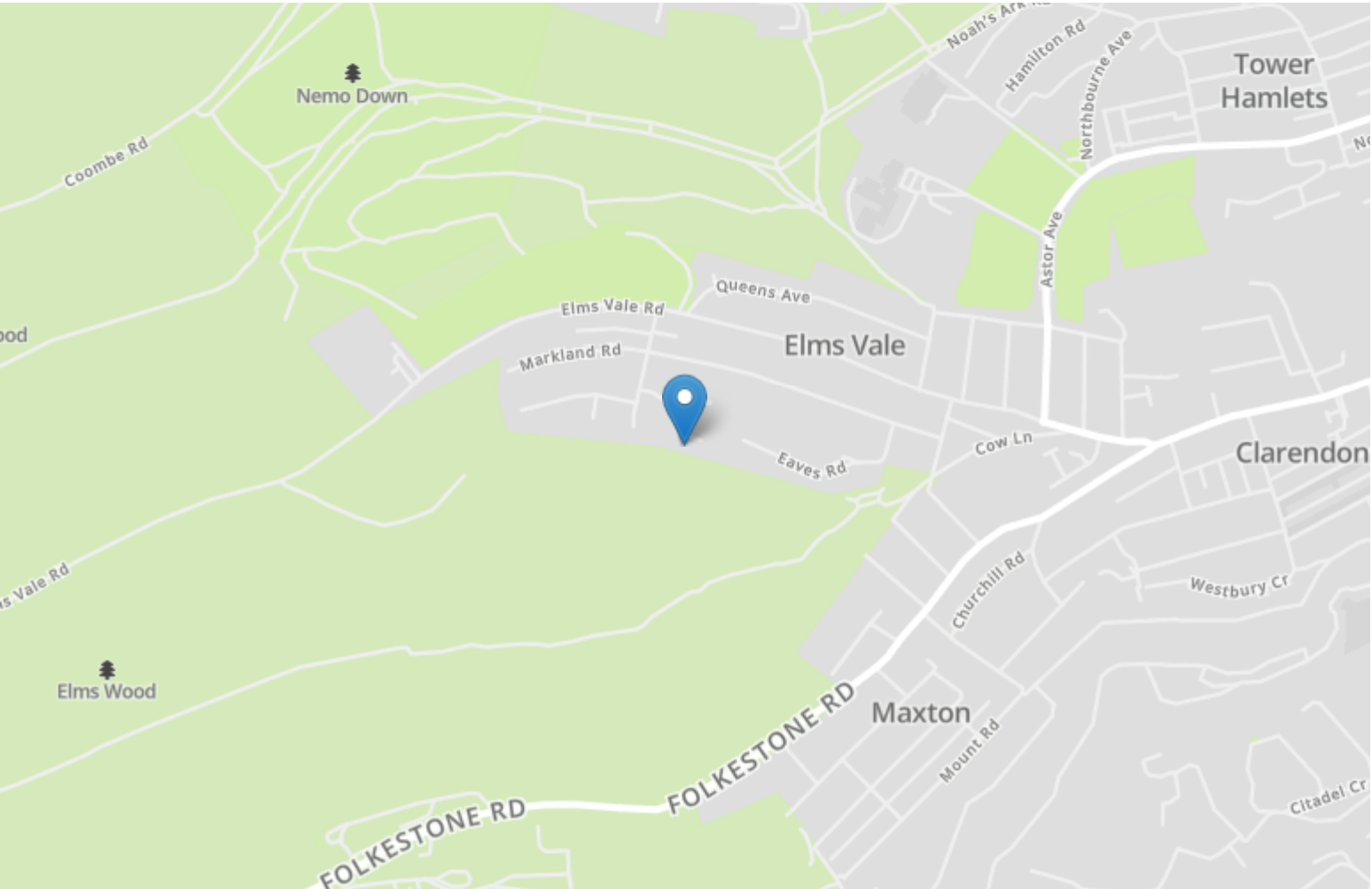
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



22 Elm Park Gardens

ELMS VALE, Dover
CT17 9NQ

£290,000 FREEHOLD

Draft Details... Price Range £290,000 - £300,000 | Garage | Nestled in the ever-popular Elm Park Gardens, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort, practicality, and charm - ideal for first-time buyers and growing families alike. The accommodation boasts a spacious lounge enjoying elevated views over Elms Vale, a well-appointed kitchen, and a modern style bathroom. Upstairs, three generous bedrooms provide ample space for the whole family. Outside, the fabulous landscaped rear garden is a true highlight - a wonderful space for entertaining or relaxing, complete with a superb cabin that offers fantastic versatility as a home office, studio, or games room. The property also benefits from side access, double glazing, and gas central heating for year-round comfort. Perfectly positioned within close proximity to local schools, shops, and transport links, this lovely home offers the ideal balance of suburban tranquillity and convenience. For your chance to view call Burnap + Abel on 01304 279107.



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Entrance Hall

Lounge

15' 11" x 11' 4" (4.85m x 3.45m)

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Three / Reception Room

11' 5" x 9' 5" (3.48m x 2.87m)

Bathroom

8' 6" x 4' 9" (2.59m x 1.45m)

First Floor Landing

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Garden

Office/Gym

12' 5" x 9' 2" (3.78m x 2.79m)

Garage

14' 8" x 7' 8" (4.47m x 2.34m) This fantastic property is being sold with a generous size garage.

Area Information

Elms Vale is one of Dover's most sought after locations and is within a short walk to Dover Priory station where you can access the high speed rail link into London. There are a fine selection of primary, secondary and grammar schools nearby making the perfect location to raise a family.

