

## 13 Elm Park Gardens

ELMS VALE, Dover  
CT17 9NQ

**£300,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL Guide Price £300,000 – £325,000 An extended four-bedroom semi-detached family home located in the highly sought-after Elm Park Gardens, Elms Vale, Dover. The property is presented in very good condition throughout and offers spacious, well-balanced accommodation. The ground floor features a generous lounge/dining room and a lovely fitted kitchen, while upstairs you'll find four bedrooms and a family bathroom with underfloor heating. Externally, the home benefits from a generous rear garden enjoying wonderful views across Elms Vale and towards Dover Castle. Additional features include gas central heating (boiler installed early 2022 as advised by the vendor), double glazing, an electric vehicle charging point to the front, plenty of storage space, and potential to create off-street parking (subject to obtaining all relevant planning permissions). Ideally situated in the popular Elms Vale area, the property is within walking distance of local schools, shops, and a park, making it an ideal family home. There are also excellent transport links nearby, including local bus services and Dover Priory train station. For your chance to view, call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

## Bedroom Four

8' 11" x 8' 10" (2.72m x 2.69m)

## Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

## Lounge

16' 2" x 12' 1" (4.93m x 3.68m)

## Dining Area

9' 4" x 8' 8" (2.84m x 2.64m)

## Utility Area

8' 8" x 6' 3" (2.64m x 1.91m)

## Kitchen

13' 8" x 8' 9" (4.17m x 2.67m)

## First Floor Landing

## Bedroom One

13' 7" x 10' 6" (4.14m x 3.20m)

## Bedroom Two

13' 8" x 8' 10" (4.17m x 2.69m)

## Bedroom Three

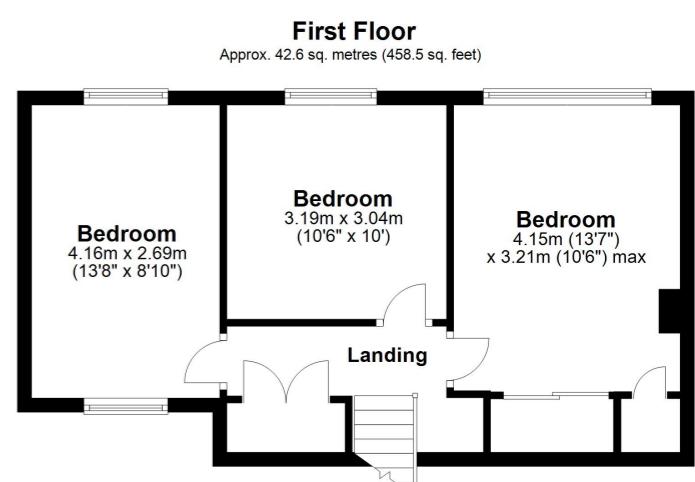
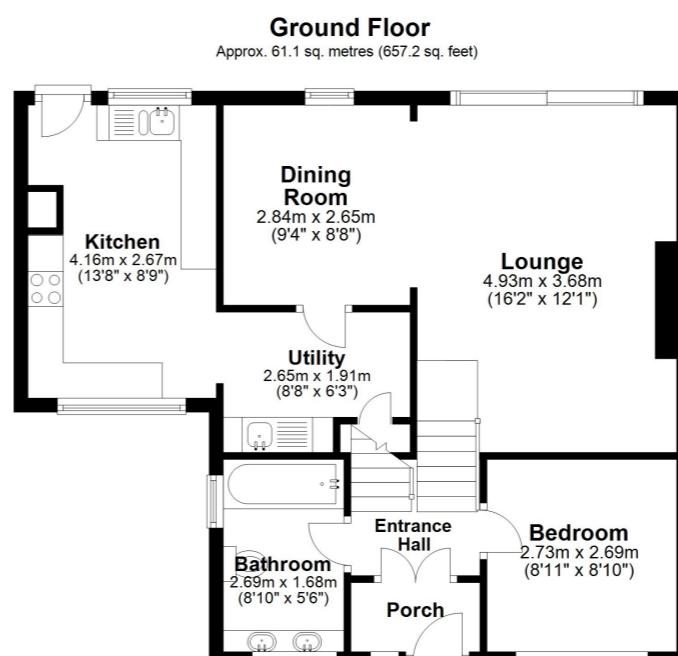
10' 6" x 10' 0" (3.20m x 3.05m)

## Garden

A generous size sunny rear garden offering wonderful views over Elms Vale and of the Dover Castle! Paved seating area with steps leading down to the lawn and decked areas. Summer house and shed, side access and potential to create off street parking to the side (subject to obtaining all relevant planning permission). The electric charging point can be found at the front of the property.

## 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.



Total area: approx. 103.7 sq. metres (1115.7 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.

