



### 38 Queens Avenue

ELMS VALE, Dover  
CT17 9PU

£500,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £500,000 - £530,000 | Exceptional Five-Bedroom Detached Family Home | Situated on one of Dover's most prestigious residential roads, this remarkable five-bedroom detached family home offers space, elegance, and versatility - perfectly designed for comfortable modern living. Occupying an impressive plot of approximately one acre, the property provides extensive indoor and outdoor space, making it a rare find in this highly sought-after location. Inside, the home boasts five generously sized bedrooms and three bathrooms, making it ideal for larger families or those needing extra space for guests or working from home. The heart of the home is a wonderful lounge that flows into a sunroom filled with natural light and boasting fabulous far-reaching views. A spacious kitchen and dining area provides the perfect hub for family life and entertaining, complemented by a separate utility room and downstairs toilet. Additional highlights include a double garage, off-road parking for three vehicles, gas central heating, double glazing and fabulous garden offering privacy, space and plenty of potential. Conveniently located within close proximity to a range of schools, local shops, amenities, this impressive home offers a rare opportunity to own a substantial property in one of Dover's most desirable neighbourhoods. For your chance to view call Burnap + Abel on 01304 279107.





Entrance Hall

Lounge

20' 1" x 12' 10" (6.12m x 3.91m)

Dining Area

12' 11" x 12' 6" (3.94m x 3.81m)

Kitchen

15' 11" x 10' 0" (4.85m x 3.05m)

Sun Room

13' 0" x 6' 3" (3.96m x 1.91m)

Utility

W.C.

Bedroom

16' 11" x 12' 11" (5.16m x 3.94m)

Bedroom

16' 10" x 12' 11" (5.13m x 3.94m)

Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Shower Room

11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom

15' 8" x 15' 1" (4.78m x 4.60m)

En Suite

Bedroom

17' 0" x 11' 0" (5.18m x 3.35m)

Garden

Double Garage & Off Street Parking

16' 11" x 16' 11" (5.16m x 5.16m)

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.

