



**Guide Price**  
**£280,000**

**Freehold**

2x  2x  1x 

**Merlin Avenue,  
Whitfield, Whitfield,  
Dover, Kent, CT16**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Sought after Richmond Park location
- Stunning rear garden
- Off road parking and car port
- The village of Whitfield has local schools and shops
- Ideal for commuting with easy access to A256 and A2/M2
- No onward chain complications

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge : 14'7 x 12'2 (4.45m x 3.71m)  
 Kitchen/Diner : 19'5 x 8'3 (5.92m x 2.52m)  
 Downstairs Cloakroom

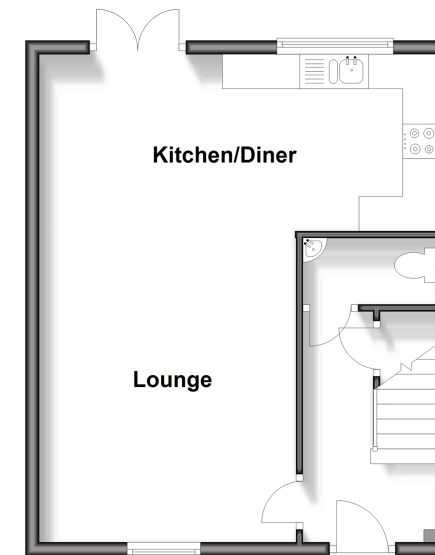
### FIRST FLOOR

Landing  
 Family Bathroom : 6'7 x 6'1 (2.01m x 1.86m)  
 Bedroom 2: 11'9 x 11'3 (3.58m x 3.43m)  
 Bedroom 1: 11'9 x 11'4 (3.58m x 3.46m)  
 En-Suite Shower Room : 7'5 x 6'8 (2.26m x 2.03m)

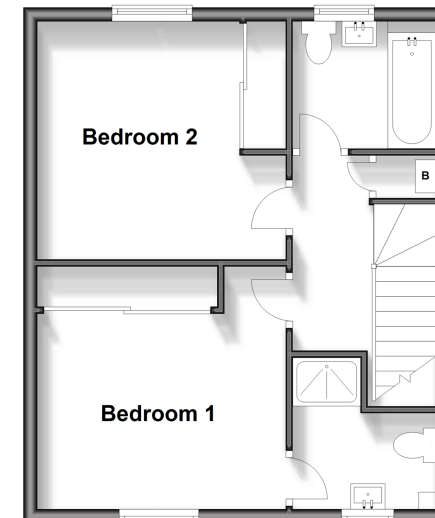
### OUTSIDE

Front Garden  
 Rear Garden  
 Off Road Parking  
 Garden Shed  
 Car Barn To The Rear

**Ground Floor**  
 Approx. 40.9 sq. metres (440.3 sq. feet)



**First Floor**  
 Approx. 40.9 sq. metres (440.3 sq. feet)



**Call Dover - 01304 214876 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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