



Price
£400,000

Freehold

4x  3x  3x 

**Guston Road, East
Langdon, Dover, Kent,
CT15**

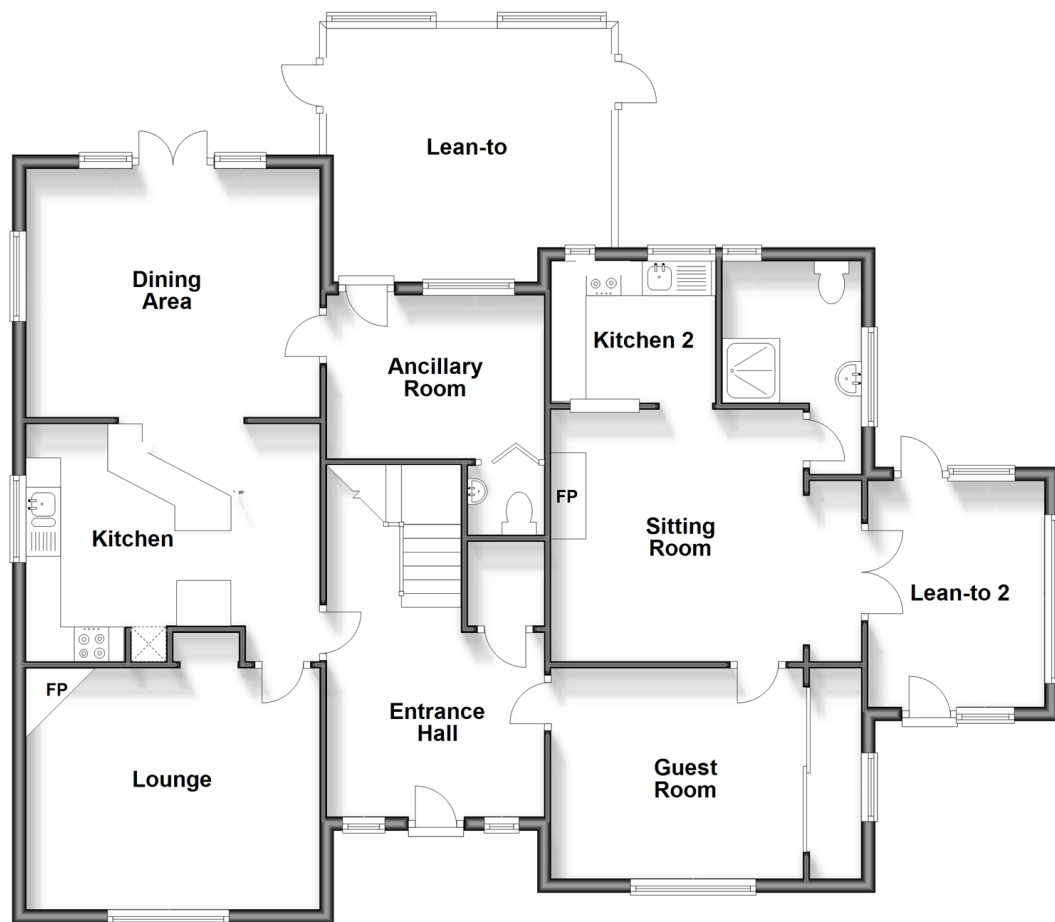
OVER 60?

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

Wards
Helping you move forwards

Ground Floor

Approx. 119.8 sq. metres (1289.7 sq. feet)



Split Level First Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 14'0 x 11'3 (4.27m x 3.43m)

Kitchen : 13'9 x 11'0 (4.19m x 3.36m)

Dining Area : 14'1 x 12'1 (4.30m x 3.69m)

Lean-to: 12'3 x 11'3 (3.74m x 3.43m)

Ancillary Room With Toilet: 10'3 x 7'1 (3.13m x 2.16m)

Kitchen 2: 7'8 x 6'3 (2.34m x 1.91m)

Sitting Room: 12'7 x 11'5 (3.84m x 3.48m)

Guest Room: 15'3 x 9'9 (4.65m x 2.97m)

Lean-To 2: 10'5 x 8'10 (3.18m x 2.69m)

Shower Room: 7'1 x 6'5 (2.16m x 1.96m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 3 : 12'2 x 7'9 (3.71m x 2.36m)

Bedroom 1 : 14'1 x 12'1 (4.30m x 3.69m)

En-Suite Shower Room : 9'2 x 7'6 (2.80m x 2.29m)

Dressing Room : 12'1 x 6'3 (3.69m x 1.91m)

Bathroom : 10'9 x 3'7 (3.28m x 1.09m)

Bedroom 2 : 9'1 x 8'1 (2.77m x 2.47m)

Study: 12'5 x 11'7 (3.79m x 3.53m)

Bedroom 4: 12'2 x 7'9 (3.71m x 2.36m)

OUTSIDE

Front Garden

Rear Garden

Plenty Of Off Road Parking



Main features

- Large family home in rural village
- Mark with your own stamp
- Bedroom 3 is accessed from bedroom 1
- Bedrooms 2 and 4 are accessed via the study and have no heating
- Off street parking for a number of vehicles
- Countryside location and being sold with no onward chain
- Large rear garden



Nearest Schools

Primary Schools: Langdon Primary 0.4 miles, Guston C of E Primary 2.3 miles, St Richard's Catholic Primary 2.4 miles
Secondary Schools: St Edmund's Catholic School 2.6 miles, Duke of York's Royal Military School 2.7 miles,



Transport Information

Train Stations: Martin Mill 1.0 miles, Kearsney 4.1 miles, Walmer 4.7 miles



Address

Guston Road, East Langdon, Dover, Kent, CT15



Directions

For directions to this property please contact us.



Call Dover Branch 01304 214876 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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