



**Guide Price**  
**£325,000**

**Freehold**

2x  2x  2x 

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

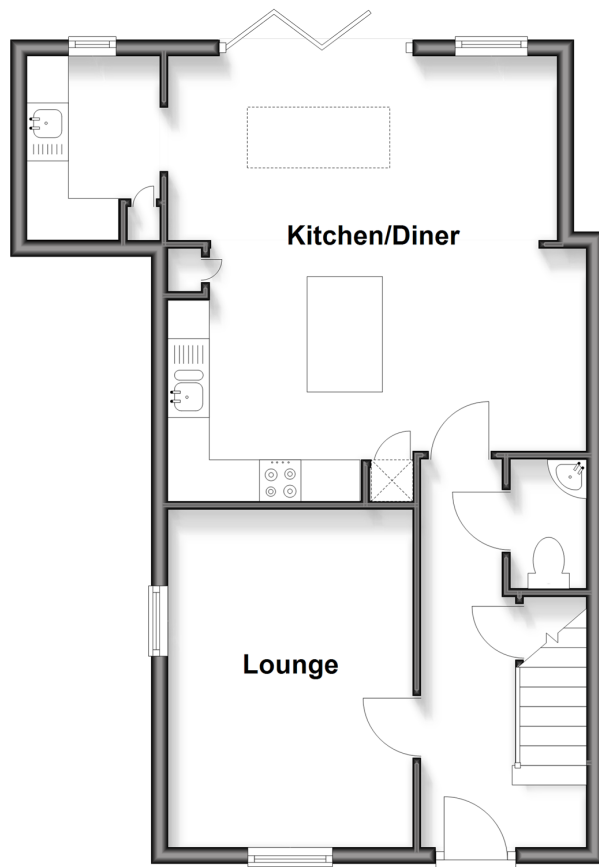
**OVER 60?**

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

*Wards*  
Helping you move forwards

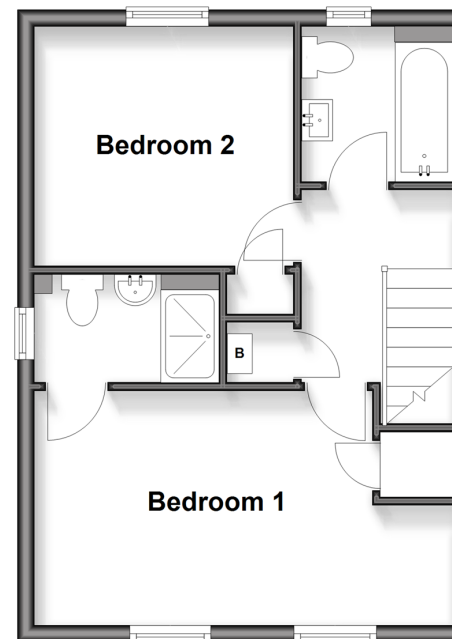
## Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 12'3 x 9'2 (3.74m x 2.80m)

Kitchen/Diner : 17'9 x 17'1 (5.41m x 5.21m)

Utility Room

Downstairs Cloakroom

### FIRST FLOOR

Landing

Bathroom

Bedroom 1 : 14'8 x 9'7 (4.47m x 2.92m)

En-Suite Shower Room

Bedroom 2 : 11'3 x 9'1 (3.43m x 2.77m)

### OUTSIDE

Front Garden

Rear Garden

Off Road Parking





## Main features

- Stunning extended home set in the sought after Richmond Park location
- Immaculately presented throughout, a real turn key home
- Sun trap rear garden, perfect for entertaining
- Ample off-road parking, ideal for when the guests descend
- Great access to both Canterbury and Deal making it perfect for commuters



### Nearest Schools

Primary Schools: Whitfield and Aspen School 0.6 miles, Green Park Community Primary 1.1 miles, Langdon Primary 1.4 miles  
Secondary Schools: Dover Christchurch Academy 0.7 miles, St Edmund's Catholic School 1.6 miles.



### Transport Information

Train Stations: Kearsney 1.6 miles, Martin Mill 2.0 miles, Dover Priory 2.3 miles



### Address

Merlin Avenue, Whitfield, Dover, Kent, CT16



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.



10734011/20251103/TE/GM