



36 St. Andrews Gardens  
Shepherdswell, Dover, CT15 7LP  
£415,000

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# 36 St. Andrews Gardens, Shepherdswell, Dover

Stunning, extended three bedroom bungalow with two receptions and beautiful new kitchen and shower rooms.

## Situation

The property is located near the end of a cul-de-sac on the edge of the village and is within walking distance of all local amenities. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shops and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

## The Property

A beautifully presented and extended 1960s detached bungalow offering three bedrooms and two reception rooms with a new family room, open-plan to the kitchen, added to the right hand side to replace the former garage building. This new room with doors out onto the pretty side garden has transformed the feel of the home and with stunning new kitchen and shower room suites this property is ready to move into and enjoy from day one. Bedroom three has a rear door out into the garden so will make a good office/study.

## Outside

There are several individual "garden areas" surrounding the bungalow with each having

secluded seating options and each getting sunshine at different times of the day. The largest garden is to the right side and approached from the patio doors to the family room where there is lawn and planted shrubs in the borders. There is a small shed/garden utility area to the left side. The present owner says there is always plenty of parking for multiple cars on the road right in front of the bungalow and they have not seen the need to have the lawn block-paved over to create off-road parking - but, with a dropped curb all ready in place, this is an option for the buyer if their priorities are different.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

## Current Council Tax Band: D

## EPC Rating: C

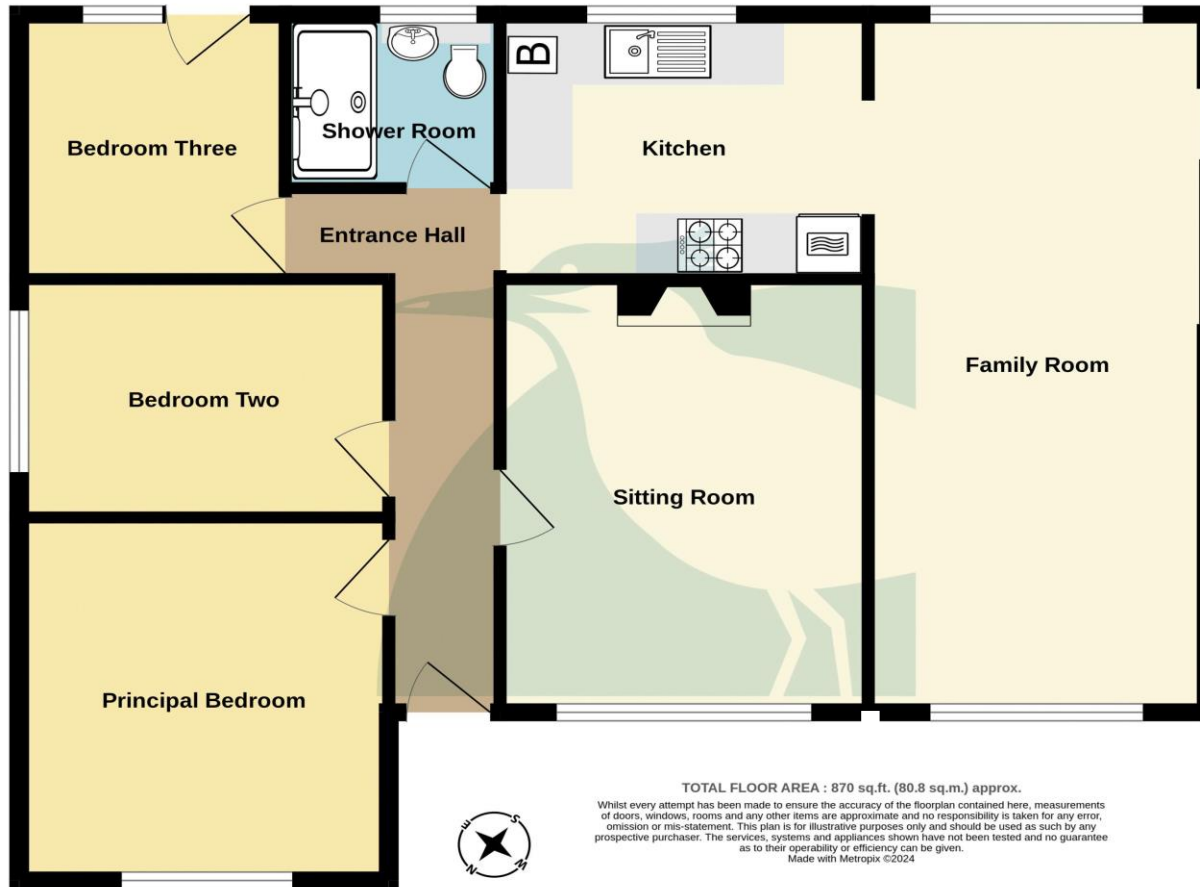
## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

**Ground floor**  
870 sq.ft. (80.8 sq.m.) approx.



**Sitting Room**  
13' 10" x 11' 0" (4.21m x 3.35m)

**Kitchen**  
11' 0" x 8' 9" (3.35m x 2.66m)

**Family Room**  
23' 0" x 10' 1" (7.01m x 3.07m)

**Shower Room**  
6' 5" x 5' 9" (1.95m x 1.75m)

**Principal Bedroom**  
11' 11" x 10' 10" (3.63m x 3.30m)

**Bedroom Two**  
10' 10" x 7' 10" (3.30m x 2.39m)

**Bedroom Three**  
8' 10" x 7' 11" (2.69m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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