



Avalon, Grams Road
Walmer, Deal, CT14 7PU
£625,000

colebrooksturrock.com





Avalon

Grams Road, Walmer, Deal

A substantial detached family house situated in the sought after location of Upper Walmer with ample parking and two garages.

Situation

Grams Road is situated in a convenient and accessible location within the heart of Upper Walmer. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

providing a delightful view over the rooftops of Walmer towards Deal and the expansive sea beyond.

Outside

Access to the property is facilitated by a sloping driveway accommodating two to three vehicles, leading to two distinct single garages. The front garden features a combination of lawn and two flower beds adorned with mature shrubs. To the rear is a generous lawned garden with an array of established borders, greenhouse and patio area running across the rear of the property.

Services

All mains services are connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: D

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 381155**



Ground Floor
Approx. Floor
Area 1087 Sq.Ft.
(101.0 Sq.M.)

First Floor
Approx. Floor
Area 727 Sq.Ft.
(67.5 Sq.M.)

Total Approx. Floor Area 1814 Sq.Ft. (168.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

15' 1" x 7' 0" (4.59m x 2.13m)

Sitting Room

20' 2" x 12' 10" (6.14m x 3.91m)

Dining Room

11' 6" x 9' 6" (3.50m x 2.89m)

Kitchen/Breakfast Room

13' 11" x 9' 6" (4.24m x 2.89m)

Utility Room

7' 10" x 5' 6" (2.39m x 1.68m) plus recess

Cloakroom

6' 9" x 2' 8" (2.06m x 0.81m)

First Floor

Master Bedroom

16' 2" x 9' 11" (4.92m x 3.02m)

Bedroom Two

13' 1" x 9' 11" (3.98m x 3.02m)

Bedroom Three

12' 11" x 9' 10" (3.93m x 2.99m)

Bedroom Four

10' 5" max x 9' 10" (3.17m x 2.99m)

Bathroom

9' 0" x 5' 6" (2.74m x 1.68m)

Balcony

19' 1" x 10' 11" at widest (5.81m x 3.32m)

Integral Garage

17' 7" x 11' 1" (5.36m x 3.38m) narrowing to 9' 2" (2.79m)

Garage

17' 3" x 7' 11" (5.25m x 2.41m)

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



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.

C1152 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Sandwich