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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Average	E (39-54)
Below average	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	84



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ALKHAM VALLEY ROAD, ALKHAM VALLEY



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£425,000

- Detached Bungalow
- Beautifully Presented
- Stunning Rear Garden
- Sought After Village
- Rural Location
- Summer House with Log Burner
- Garage
- Two Double Bedrooms

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

ABOUT

In a secluded setting nicely set back from the road is this detached bungalow, which sits on its own beautifully tended gardens, backing on to the church yard and offering a rural lifestyle. This fine two bedroom home offers extremely well proportioned accommodation throughout and would surely attract a variety of purchasers.

This well presented home internally comprises of an entrance porch with handy storage space and entrance hall which leads to the bright and airy lounge, modern fitted kitchen with integrated appliances which leads to the large conservatory with insulated ceiling. The master bedroom has Sharp fitted wardrobes with the second bedroom benefitting from patio doors which open into the beautiful rear garden and has a built in cupboard space and airing cupboard. The stunning family bathroom boasts under floor heating and a three piece suite with shower over the bath.

To the rear of the property there is a splendid tiered landscaped garden with a wonderful summer house with log burner and brick built shed with light and power along with a generous block paved patio seating area. The front is an impressive garden laid with shingle and garage.

The village of Alkham is a rural village situated between Dover and Folkestone, both of which offer a high speed train service to London. Alkham itself is known for its beautiful village green used for cricket in the summer, five star restaurant with guest accommodation and a host of peaceful country walks.

DESCRIPTION

Entrance

Porch 4'11" x 2'11" (1.50 x 0.89)

Lounge 10'11" x 17'10" (3.35 x 5.44)

Kitchen 17'10" x 8'9" (5.44 x 2.67)

Conservatory 13'1" x 13'9" (4.0 x 4.2)

Bathroom 5'4" x 8'7" (1.65 x 2.62)

Bedroom One 11'6" x 8'7" (3.53 x 2.62)

Bedroom Two 12'7" x 9'10" (3.86 x 3.0)

Exterior

Front Garden

Rear Garden

Summer House

