



Guide Price
£450,000

Freehold

3x  2x  1x 

**The Avenue, St.
Margaret's At Cliffe ,
Dover, CT15**

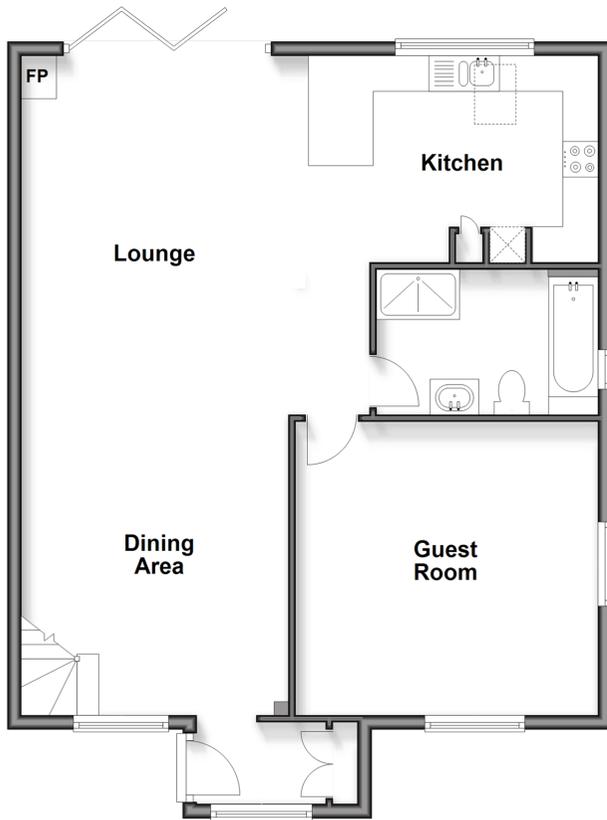
OVER 60?

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

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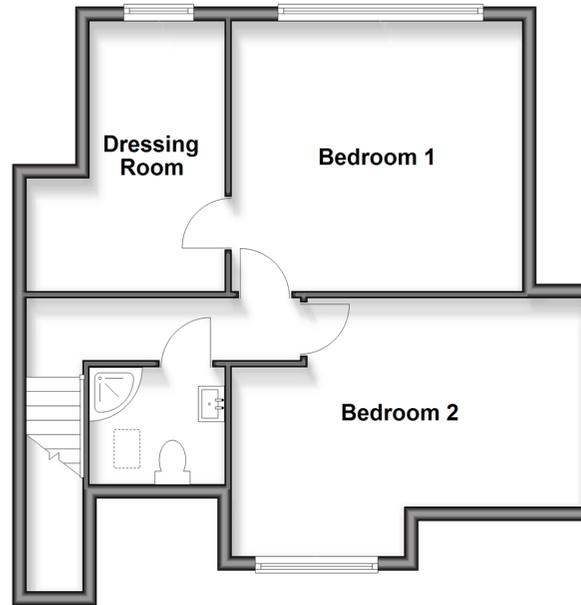
Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Dining Area: 13'6 x 12'4 (4.12m x 3.76m)

Lounge : 16'7 x 16'1 (5.06m x 4.91m)

Kitchen : 13'2 x 9'4 (4.02m x 2.85m)

Bathroom : 9'7 x 6'8 (2.92m x 2.03m)

Guest Room: 13'3 x 13'3 (4.04m x 4.04m)

FIRST FLOOR

Landing

Shower Room: 6'2 x 5'5 (1.88m x 1.65m)

Bedroom 2 : 16'2 x 9'6 (4.93m x 2.90m)

Bedroom 1 : 13'5 x 12'3 (4.09m x 3.74m)

Dressing Room : 12'5 x 5'4 (3.79m x 1.63m)

OUTSIDE

Rear Garden

Plenty Of Off Road Parking



Main features

- Stunning family home on a private road
- Off road parking for 3 cars
- Sought after village of St. Margaret's
- Large bedrooms, with a dressing room in the main bedroom
- Versatile accommodation, with a bedroom and bathroom on the ground floor



Nearest Schools

Primary Schools: St Margaret's-at-Cliffe Primary 0.3 miles, Langdon Primary 2.3 miles, Barton Junior School 3.3 miles
Secondary Schools: Duke of York's Royal Military School 2.6 miles, Learning Opportunities Centre Secondary 2.8 miles, Dover Grammar School for Girls 4.0 miles.



Transport Information

Train Stations: Martin Mill 1.5 miles, Walmer 4.4 miles, Dover Priory 4.8 miles



Address

The Avenue, St. Margaret's At Cliffe , Dover, CT15



Directions

For directions to this property please contact us.



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Call Dover Branch 01304 214876 ■ 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 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

10736313/20260206/TE/OV