



**Guide Price**  
**£500,000**

**Freehold**

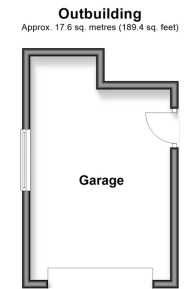
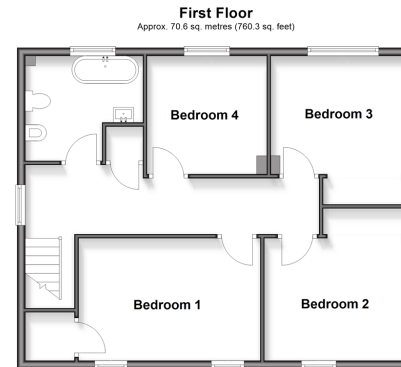
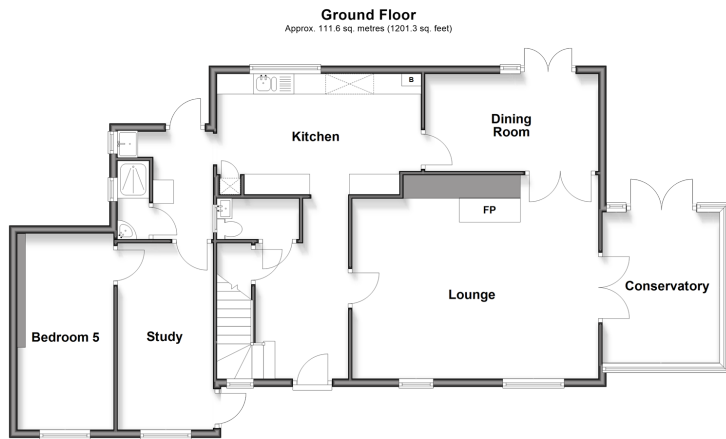
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**Carlsden Close, Dover,  
Kent, CT17**

**OVER 60?**

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

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Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 18'0 x 14'7 (5.49m x 4.45m)

Kitchen : 14'7 x 9'5 (4.45m x 2.87m)

Conservatory To The Side: 13'7 x 9'3 (4.14m x 2.82m)

Dining Room : 13'11 x 8'0 (4.24m x 2.44m)

Utility Room : 10'1 (3.08m) narrowing to 5'0 (1.53m) x 8'1 (2.47m)

Study: 14'6 x 8'2 (4.42m x 2.49m)

Bedroom 5 : 15'10 x 7'9 (4.83m x 2.36m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 4 : 9'7 x 9'6 (2.92m x 2.90m)

Bedroom 1 : 13'8 x 9'8 (4.17m x 2.95m)

Bedroom 2 : 11'2 x 10'11 (3.41m x 3.33m)

Bedroom 3 : 10'11 x 9'7 (3.33m x 2.92m)

### OUTBUILDING

Garage

### OUTSIDE

Front Garden

Off Road Parking

Rear Garden

Garden Shed



## Main features

- Versatile accommodation with potential for development
- Extensive amounts of off-road parking and garage
- Loft room with direct Dover Castle views
- Well proportioned reception rooms & all bedrooms a generous size
- Quiet cul-de-sac location

### Nearest Schools

Primary Schools: Green Park Community Primary 0.7 miles, Barton Junior School 0.9 miles, River Primary 0.9 miles  
Secondary Schools: Dover Grammar School for Girls 1.1 miles, St Edmund's Catholic School 1.2 miles.

### Transport Information

Train Stations: Kearsney 1.0 miles, Dover Priory 2.1 miles, Martin Mill 5.8 miles

### Address

Carlsden Close, Dover, Kent, CT17

### Directions

For directions to this property please contact us.



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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 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	C(69)	C(77)

10736221/20260311/TE/CDH