



Guide Price
£210,000

Freehold

3x  1x  2x 

**Larch Road, Elvington,
Kent, CT15**

OVER 60?

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

Wards
Helping you move forwards

Main features

- Great size family home
- Ready for you to put your own mark on
- Potential for off road parking, subject to the necessary planning consent
- Close proximity to both Canterbury and Dover
- Easy access to the A256 & A2

Accommodation

GROUND FLOOR

Entrance Hallway

Dining Room : 11'11 x 11'1 (3.63m x 3.38m)

Lounge : 12'11 x 10'9 (3.94m x 3.28m)

Kitchen : 14'2 x 7'0 (4.32m x 2.14m)

Downstairs Cloakroom

Lean-To : 10'1 x 6'2 (3.08m x 1.88m)

FIRST FLOOR

Landing

Bedroom 1 : 10'10 x 10'4 (3.30m x 3.15m)

Bedroom 3 : 9'9 x 9'6 (2.97m x 2.90m)

Bedroom 2 : 10'5 x 9'9 (3.18m x 2.97m)

OUTBUILDING

Outbuilding

OUTSIDE

Front Garden

Rear Garden



Nearest Schools

Primary Schools: Eythorne Elvington Community Primary 0.3 miles, Sibertswold C of E Primary at Shepherdswell 1.9 miles, Nonington C of E Primary 1.9 miles
Secondary Schools: Dover Christchurch Academy 4.2 miles, Ripplevale School 4.5 miles, Sandwich Technology School 5.1 miles



Transport Information

Train Stations: Shepherdswell 1.8 miles, Kearsney 4.0 miles, Martin Mill 4.7 miles



Address

Larch Road, Elvington, Kent, CT15



Directions

For directions to this property please contact us.

Call Dover - 01304 214876 ■ wardsokent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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