



**61 BEAUXFIELD**  
**DOVER**

**£345,000**

- Chain Free
- Beautifully Presented
- Quiet Cul-De-Sac
- Three bedroom detached bungalow
- Stunning Garden

## 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

We are pleased to offer this three bedroom detached bungalow in a sought after cul-de-sac position which benefits from no onward chain. The home includes an entrance hall, three bedrooms, fitted kitchen and a generous size lounge. Externally there are established gardens and a good size side garden. There is also off road parking and a garage.

## DESCRIPTION

Entrance

Entrance Hall

Bedroom 1 13'5" x 10'4"

Bedroom 3/ Dining Room 8'5" x 8'5"

Bedroom 2 10'2" x 9'6"

Bathroom 11'4" x 8'3"

Sitting Room 13'0" x 15'4"

Kitchen 11'4" x 8'3"

Front Garden

Garage

Rear Garden







# 61 BEAUXFIELD DOVER



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC