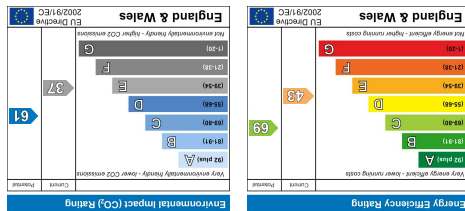
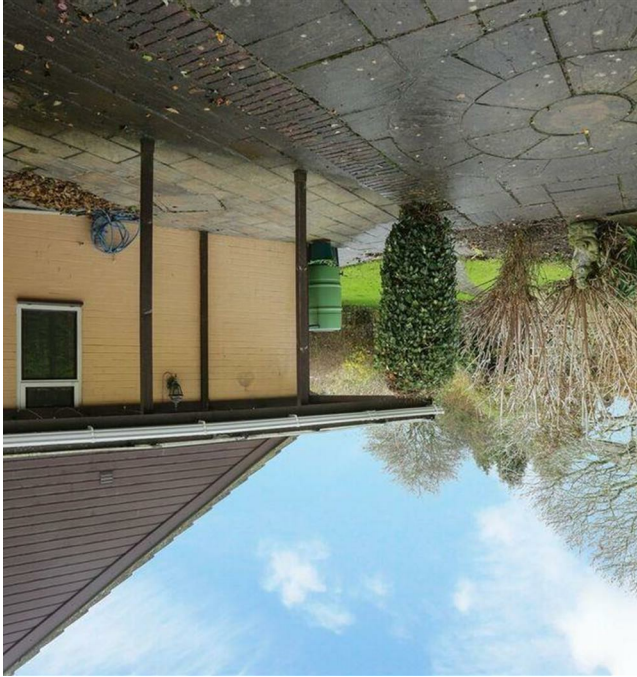


_____ (hereinafter "Landlord") hereby agrees to lease to _____ (hereinafter "Tenant") the premises described in the attached photograph, measurement, floorplan and distance referred to as a guide and should not be relied upon for the purchase of carpets or any other fixtures or furnishings. Lease details, service details and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



12 BROADACRE, LYDDEN



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miles & barr
YOUR PROPERTY AGENT



12 BROADACRE LYDDEN

£309,995

- Detached bungalow
- Great potential
- Rural location
- Quiet cul de sac
- Farmland views
- Garage & off street parking
- Planning permission to extend
- Three bedrooms
- No forward chain

ABOUT

GREAT POTENTIAL! Situated on a corner plot in a sought after cul de sac location, is this lovely detached bungalow which is being offered onto the market with no forward chain. Although in need of modernisation throughout this family home oozes potential and already has planning permission to extend to a five bedroom home (further details available in the office).

Providing substantial and spacious living accommodation, this property currently offers three bedrooms and a family bathroom, a lounge with separate dining area, kitchen and conservatory. Externally is a large rear garden, garage and off street parking.

Situated in a rural location and backing onto farmland with beautiful views, this property really is a must see. To organise a viewing please telephone Miles and Barr on 01304 202 111.

LOCATION

Lydden is a sought after village is situated near to the neighboring villages of River and Temple Ewell. In transport terms Lydden is well connected, being close to the A2 and A20 trunk routes and having a railway station at Kearsney with direct services to London, and only 3 miles from the Port of Dover.

Lydden has a strong identity and sense of place in Dover. The village has a primary school taking almost all of its intake from the village itself.

Lydden is a short distance from the historic park called Kearsney Abbey and another two adjacent parks called Russell Gardens and Bushy Ruff.

DESCRIPTION

- Entrance Porch 3' x 3'5 (0.91m x 1.04m)
- Lounge 16'11 x 11'11 (5.16m x 3.63m)
- Dining Room 8'11 xx 8'7 (2.72m xx 2.62m)
- Kitchen 12'2 x 7'1 (3.71m x 2.16m)
- Conservatory 11'3 x 8'3 (3.43m x 2.51m)
- Bedroom One 11'10 x 8'1 (3.61m x 2.46m)
- Bedroom Two 10'10 x 7'3 (3.30m x 2.21m)
- Bedroom Three 10'9 x 10'9 (3.28m x 3.28m)
- Bathroom 7'11 x 4'11 (2.41m x 1.50m)
- External
- Garage 17'10 x 8'10 (5.44m x 2.69m)
- Rear Garden 55' approx (16.76m approx)

