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



YOUR PROPERTY AGENT

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33 ELYSIUM PARK CLOSE, DOVER



33 ELYSIUM PARK CLOSE
DOVER

£495,000

- Off Street Parking
- Beautifully Presented
- Sought After Location
- Perfect Family Home

ABOUT

Miles are Barr are excited to offer on to the market this beautiful four bed detached family house situated in the highly sought after Elysium Park Close, Whitfield, Dover. The property is in beautiful decorative order throughout and the accommodation boasts a large lounge, large modern fitted kitchen, family room, four double bedrooms and a modern family bathroom. Additional benefits include a private rear garden with rear access, garage + off road parking, En Suite to the main bedroom, downstairs W.C., utility room, Juliette balconies and NHBC warranty remaining. Tucked away towards the end of a highly sought after cul de sac is this substantial and very unique style family home

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.

DESCRIPTION

Entrance
Lounge/Dining Room 28'4" x 12'5" (8.66 x 3.80)
Kitchen 19'7" x 8'10" (5.97 x 2.70)
First Floor
Bedroom One 14'11" x 12'5" (4.57 x 3.80)
Bedroom Two 12'0" x 10'7" (3.67 x 3.24)
Bedroom Three 13'5" x 12'0" (4.10 x 3.67)
Bedroom Four 12'0" x 11'7" (3.66 x 3.54)
Bathroom 7'8" x 7'1" (2.34 x 2.18)
Lower Ground Floor
UtilityRoom 9'3" x 8'9" (2.82 x 2.69)
Office/Study 22'9" x 8'10" (6.95 x 2.70)
External
Rear Garden
Garage 19'1" x 11'8" (5.84 x 3.56)

