



44 Clarendon Road, Dover

Guide Price £390,000

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Dover, Dover

Looking for the perfect family home? Arguments over bedroom sizes? Then that can all stop here, as this home will be sure to impress, offering an abundance of space throughout!

Downstairs the property offers a spacious reception room to the front with a feature log burner, for those cold winter nights! which leads through to a second reception room. Also, on this floor you will find a WC and a large study opening onto a cosy conservatory to the rear!

Downstairs in the basement you will find a huge modern fitted kitchen as well as a separate dining room. And bedroom five which is a fantastic size, there is also even a separate entrance to the property so could make for the perfect annex! having windows throughout the downstairs this isn't your usual dark dingy basement room.

The garden is a fantastic size and is low maintenance also benefiting side access and potential to put in a driveway to the front.

The first floor you will find a large master bedroom with plenty of space for all the usual bedroom furniture! bedroom two is yet another double bedroom! you will also find the biggest bathroom you have seen!

On the second floor bedroom three is another large double whilst bedroom four is a larger than average single bedroom.

This property has heaps of room and has been extended over the years to cater for the whole family. At approximately 210 sq meters it is larger





Basement

Kitchen

Dimensions: 5.76 x 2.98 (18'10" x 9'9").

Dining Room

Dimensions: 5.09 x 3.67 (16'8" x 12'0").

Bedroom Five

Dimensions: 5.10 x 3.64 (16'8" x 11'11").

Ground Floor

Living Room

Dimensions: 3.84 x 3.80 (12'7" x 12'5").

Reception Two

Dimensions: 3.60 x 3.38 (11'9" x 11'1").

Study

Dimensions: 3.30 x 2.98 (10'9" x 9'9").

Conservatory

Dimensions: 3.14 x 2.39 (10'3" x 7'10").

WC

First Floor

Bedroom One

Dimensions: 4.37 x 3.67 (14'4" x 12'0").

Bedroom Two

Dimensions: 3.64 x 3.37 (11'11" x 11'0").

Bathroom

Dimensions: 2.84m x 3.30m (9'4" x 10'10").

Second Floor

Bedroom Three

Dimensions: 5.01 x 3.34 (16'5" x 10'11").

Bedroom Four

Dimensions: 3.33 x 3.33 (10'11" x 10'11").





GROSS INTERNAL AREA
 FLOOR 1: 690 sq. ft, FLOOR 2: 676 sq. ft
 FLOOR 3: 563 sq. ft, FLOOR 4: 331 sq. ft
 EXCLUDED AREAS: , PATIO: 215 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 33 sq. ft
 TOTAL: 2270 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure