



Cranleigh Drive, Whitfield

In Excess of £350,000



28 Cranleigh Drive

Whitfield, Dover

Miles & Barr are proud to present this beautifully presented, three bedroom family home situated in the heart of Whitfield.

This extended family home benefits from a large, open planned lounge/living area, with double patio doors opening up to a low maintenance rear garden. There is a large kitchen with dining table, and plenty of storage. Appliances will be included in the tenancy. The home is available part furnished, dependant on the needs of the tenant. There is a shower room downstairs, complete with WC and basin. Heading upstairs, you have a large double bedroom with storage and two good sized bedrooms with storage space perfect for a childrens room or home office. There is also a bathroom upstairs. The property has off-road parking and a garage, and is available immediately! For your chance to view, call Miles & Barr now!

- Large Kitchen
- Three Bedrooms
- Large Open Plan Living Room
- A Garage and Off-Road Parking Available
- Property Offers Plenty of Storage





Ground Floor

Entrance Hall

Lounge

18' 7" x 15' 10" (5.66m x 4.83m)

Kitchen

10' 9" x 15' 7" (3.28m x 4.75m)

Shower Room

6' 6" x 5' 12" (1.98m x 1.83m)

First Floor

Bedroom One

10' 0" x 15' 8" (3.05m x 4.78m)

Bedroom Two

9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom Three

9' 2" x 7' 12" (2.79m x 2.44m)

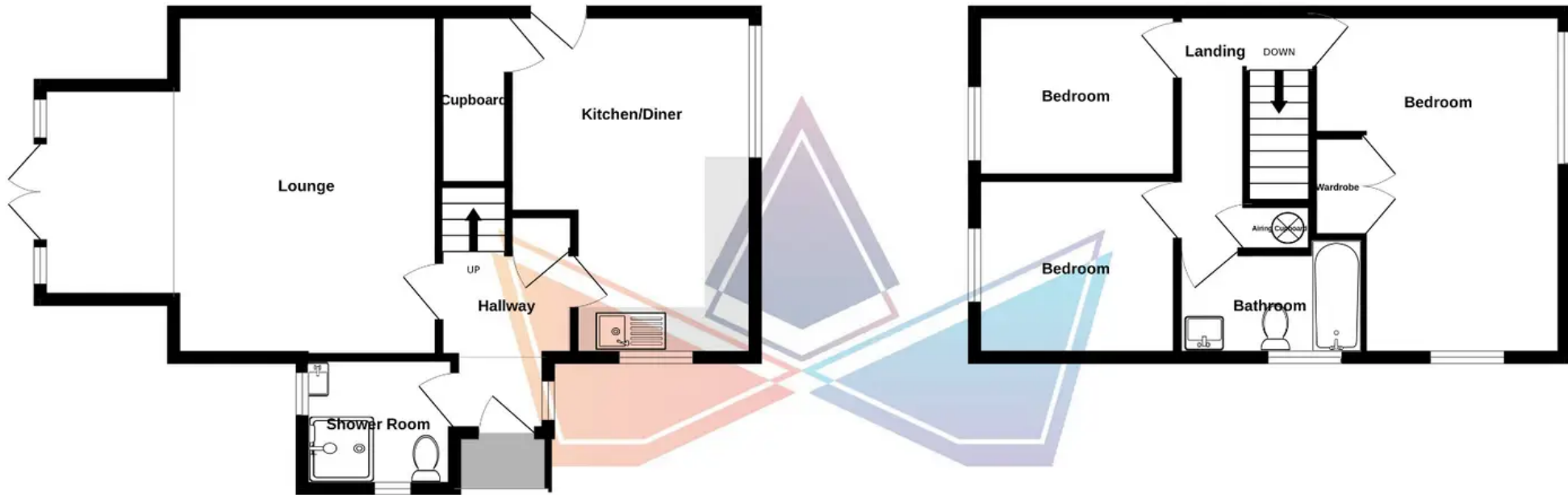
Bathroom

4' 5" x 8' 4" (1.35m x 2.54m)



GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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