



**63 ASTLEY AVENUE**  
**DOVER**

**£335,000**



- Four bedrooms
- Large semi detached home
- Beautifully decorated
- Minimal tones
- Large open planned kitchen diner
- Sitting room
- Utility
- Garage

## 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

WITH FOUR BEDROOMS! A magnificent semi-detached property, occupying an impressive position, offering generous portions and decorated to a high standard with minimal tones, that will surely attract a variety of purchasers.

The ideal family home is located towards the upper end of Astley Ave and has been modernised over recent years retaining some fine charm and attention to detail with adaptable accommodation, arranged over two floors.

Internally there is an entrance porch which leads into a hall with quality flooring and turning staircase creates a good first impression with doors leading into the cloakroom and a spacious front reception room with access to open planned kitchen dining room at the rear, that are well arranged for family living, whilst lending themselves perfectly for entertaining. Off the dining room is a further seating area looking out over the gardens. There is also a utility room that has an internal door into the garage. Upstairs there is a spacious landing with doors leading to the four bedrooms, all of which are doubles. Of particular note both bedroom one and three to the rear, having the added benefit of balconies, which need to be seen. On this level is the quality bathroom suite.

Outside, there is a low maintenance tired garden established mainly lawned rear garden boasting numerous plant beds. The property further benefits from a oversized garage.

## DESCRIPTION

Entrance

Entrance Hall

Lounge 16'7 x 12'4

Kitchen/Diner 10'2 x 20'9

Sitting Room 6'7 x 13'2

Cloakroom

Utility 12'5 x 6'10

First Floor

Bedroom One 12'11 x 19'0

Bedroom Two 13'1 x 12'0

Bedroom Three 8'8 x 13'0

Bedroom Four 6'8 x 9'2

Bathroom 10'2 x 6'3

External

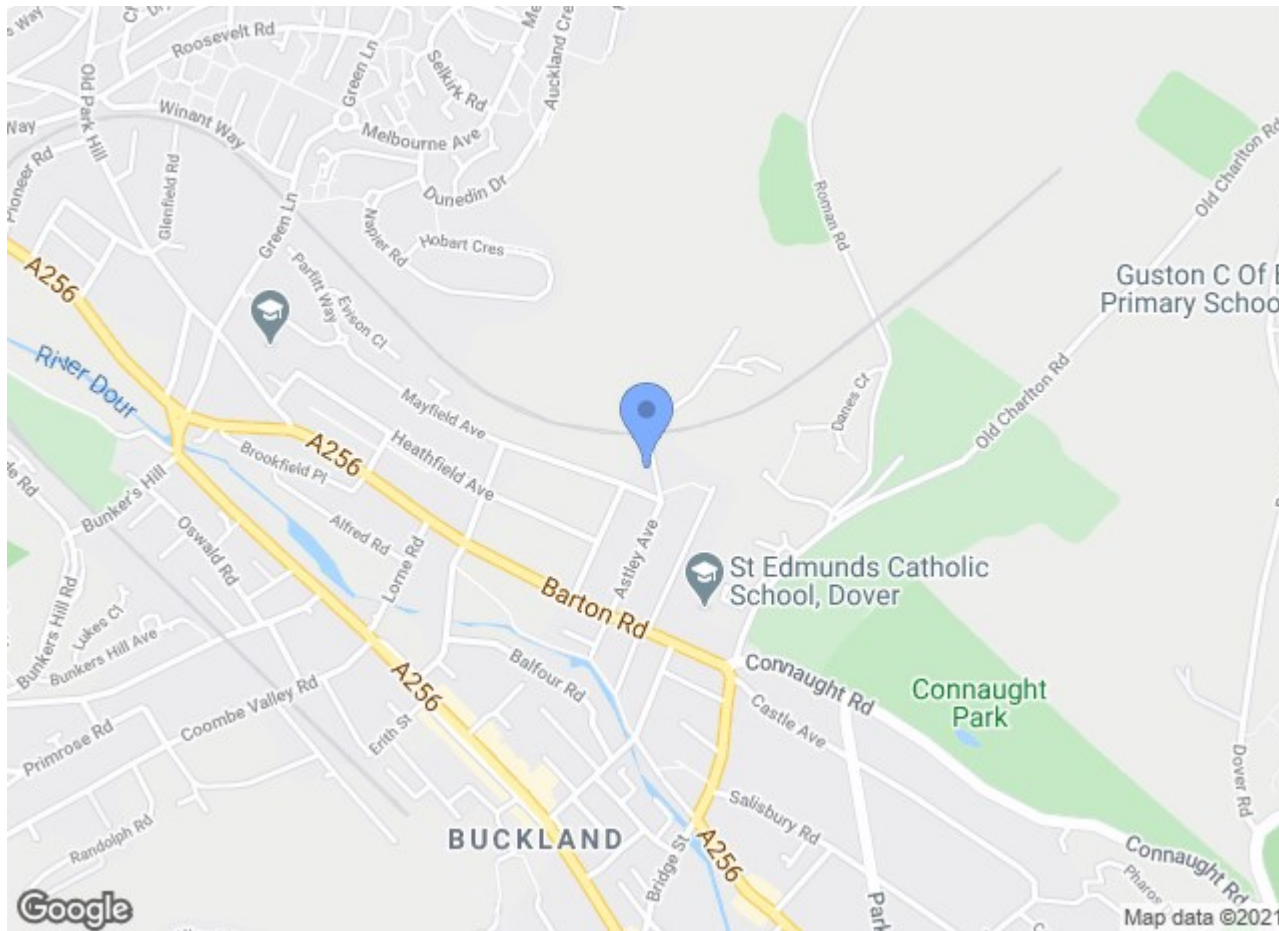
Rear Garden







# 63 ASTLEY AVENUE DOVER



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges 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. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)