



**Freehold**

**£360,000**

21 Greenacre Drive  
Walmer  
Deal  
Kent  
CT14 7UQ

**CHAIN FREE!!!** This modern built chalet style bungalow offers 2 double bedrooms, shower room and study/dressing room to the first floor. To the ground floor a good size lounge, kitchen/diner, conservatory, master bedroom with en-suite bathroom, WC and utility room. Off road parking.

#### **Local Information**

Located 6.5 from the centre of Dover.

Nearest primary school:  
The Downs Church Of England  
Primary School  
0.4 miles

Nearest secondary school:  
Castle Community School  
0.9 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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This Chain Free detached bungalow is set in a quiet cul-de-sac in a sought after location in Walmer. Close by to a number of local conveniences and within walking distance to Walmer Castle, Mark Woode recreational park and the Beach. The nearby town of Deal is a seaside resort with its award-winning High Street with cafes, restaurants and bars, with a stunning seafront and picturesque pier. Close to bus routes and main-line railway station with the fast-link train to London St Pancras.

This modern built chalet style bungalow offers 2 double bedrooms, shower room and study/dressing room to the first floor. To the ground floor a good size lounge, kitchen/diner, conservatory, master bedroom with en-suite bathroom, WC and utility room. To the outside there is a good size driveway with off road parking for 2 or 3 cars. To the rear is a low maintenance patio area with a pond and rockery area.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

Double glazed door opening to Entrance Hall

### Ground Floor

#### Entrance Hall

Stairs up to 1st floor. Radiator. Understairs cupboard. Doors to Lounge/Diner and kitchen and bedroom 1.

#### Lounge/Diner 23'10 x 14'1 into Bay

Double glazed bay window to front. Double glazed window to side. 2 x Radiator. Fireplace with gas fire.

#### Kitchen/Diner 21'3 x 10'9

Fitted out with a range of worktop base and wall units. Integrated double oven, electric hob with extractor hood over. Integrated fridge/freezer and dishwasher. 1 ½ bowl sink with splash back tiling around. Double glazed window to side and double glazed sliding patio doors to side. Radiator. Double doors to conservatory.

#### Conservatory 10'9 x 10'5

2 x Radiator. Double glazed windows all round. Double glazed doors to rear garden.

#### Cloakroom

Low level WC. Handwash basin. Radiator. Frosted double glazed window to side. Door to utility room.

#### Utility Room

Boiler. Space for washing machine. Frosted double glazed window to side. Electric consumer box.

#### Bedroom 1 12'6 x 12

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Built in wardrobes and cupboards. Radiator. Double glazed window to rear. Door to Ensuite bathroom.

#### Ensuite Bathroom

Panelled bath. Low level WC. Hand wash basin with cupboard under. Radiator. Frosted double glazed window to side.

#### First Floor

#### Landing

Large cupboard with radiator. Velux double glazed window to side.

#### Bedroom 2 15'8 x 11'10

Double glazed window to front. Radiator.

#### Bedroom 3 12'3 x 10'7 (11'9 max)

2 x large built in wardrobes. Radiator. Double glazed window to rear.

#### Shower Room

Shower cubicle. Low level WC. Hand wash basin. Bidet. Frosted double glazed window to side. Radiator.

#### Study/Dressing Room 8'11 x 5'3

Frosted velux double glazed window to side. Radiator.

#### Outside

Front - Block paved driveway and space for 2 or 3 cars, Wall around with plants and shrubs. 2 x gates to rear access from both sides.

Rear - Block paved. Shed. Rockery and pond. Tap. Outside electric.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

E

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

[www.tersons.com](http://www.tersons.com)

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