



67 Balfour Road
Walmer, Deal, CT14 7HY
£575,000

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67 Balfour Road

Walmer, Deal

Beautifully maintained and extended 1930's detached family home, enjoying spacious, light filled accommodation and a substantial rear garden.

Situation

Balfour Road is a popular residential road mainly incorporating similar period properties, conveniently located within the heart of Walmer. This highly regarded area offers all the essentials expected from a village environment, including a very popular local cafe, Archery Square Lawn Tennis Club, and the seafont, close by with its two-mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre to the north with its award-winning high street, has a growing cafe culture, local inns and restaurants along with a comprehensive selection of high street and specialist shops. Walmer and Deal have a mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

three generously sized double bedrooms, with the principal bedroom benefiting from ample fitted storage. All bedrooms are served by a modern bathroom. This much-loved home is fully double glazed, gas centrally heated, and has no onward chain.

Outside

The property is set back from the road behind a pebble driveway, providing off-road parking and access to a single garage. A well-maintained front garden sits alongside, while a timber gate offers convenient side access to the substantial rear garden. To the rear, a paved patio spans the width of the house, leading onto a generous garden bounded with mature trees, for added privacy, and complemented by beautifully planted borders.

The Property

Located in the highly desirable residential area of Lower Walmer, this beautifully presented detached 1930s family home offers space and charm throughout. Lovingly cared for by the same owners for over 40 years, the property has been thoughtfully extended to provide bright, spacious accommodation set within an impressive plot of approximately 200 feet. The welcoming entrance hall, featuring an elegant turning staircase, leads into a delightful sitting room with a large bay window to the front and a striking feature fireplace with a wood-burning stove. Exposed wooden flooring flows seamlessly through to the formal dining area and into a light-filled family room, where large patio doors and a roof lantern create a wonderful sense of space while offering views over the beautifully maintained garden. The kitchen/breakfast room is well-equipped with a range of matching units and integrated appliances, including a washing machine, dishwasher, fridge, and freezer. A fitted larder cupboard adds further practicality, and there is direct access to the garden. Upstairs, the property offers

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

Agents Note

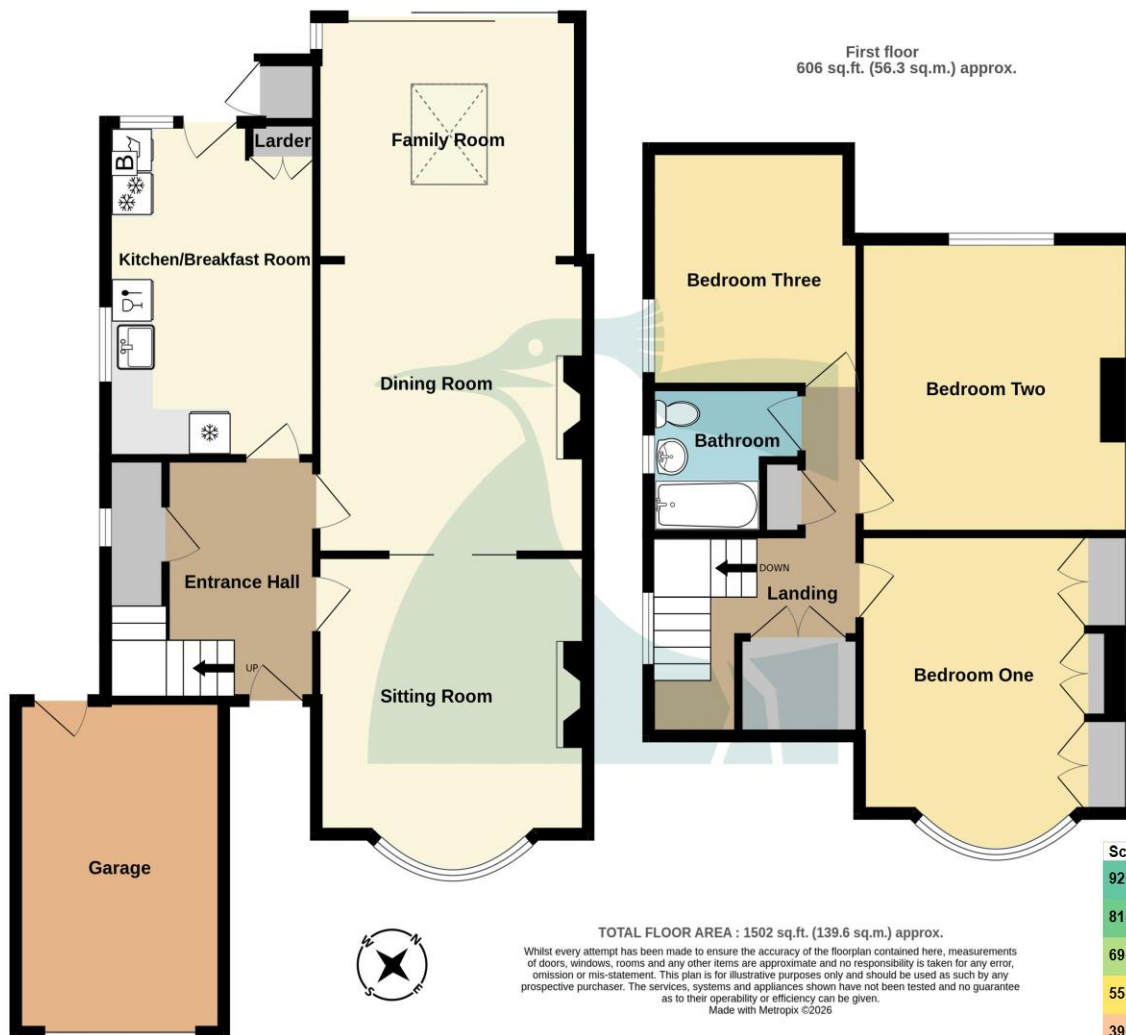
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
897 sq.ft. (83.3 sq.m.) approx.

First floor
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

11' 2" x 9' 11" (3.40m x 3.02m)

Sitting Room

12' 11" plus bay x 12' 9" (3.93m x 3.88m)

Dining Room

13' 7" x 12' 9" (4.14m x 3.88m)

Family Room

12' 6" x 11' 3" (3.81m x 3.43m)

Kitchen/Breakfast Room

15' 6" x 9' 11" (4.72m x 3.02m)

First Floor

Bedroom One

15' 5" into bay x 10' 9" to front of wardrobes (4.70m x 3.27m)

Bedroom Two

13' 9" x 12' 9" (4.19m x 3.88m)

Bedroom Three

11' 0" x 10' 0" at widest (3.35m x 3.05m)

Bathroom

L-shaped 6' 10" x 6' 0" (2.08m x 1.83m)

Garage

15' 3" x 9' 9" (4.64m x 2.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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