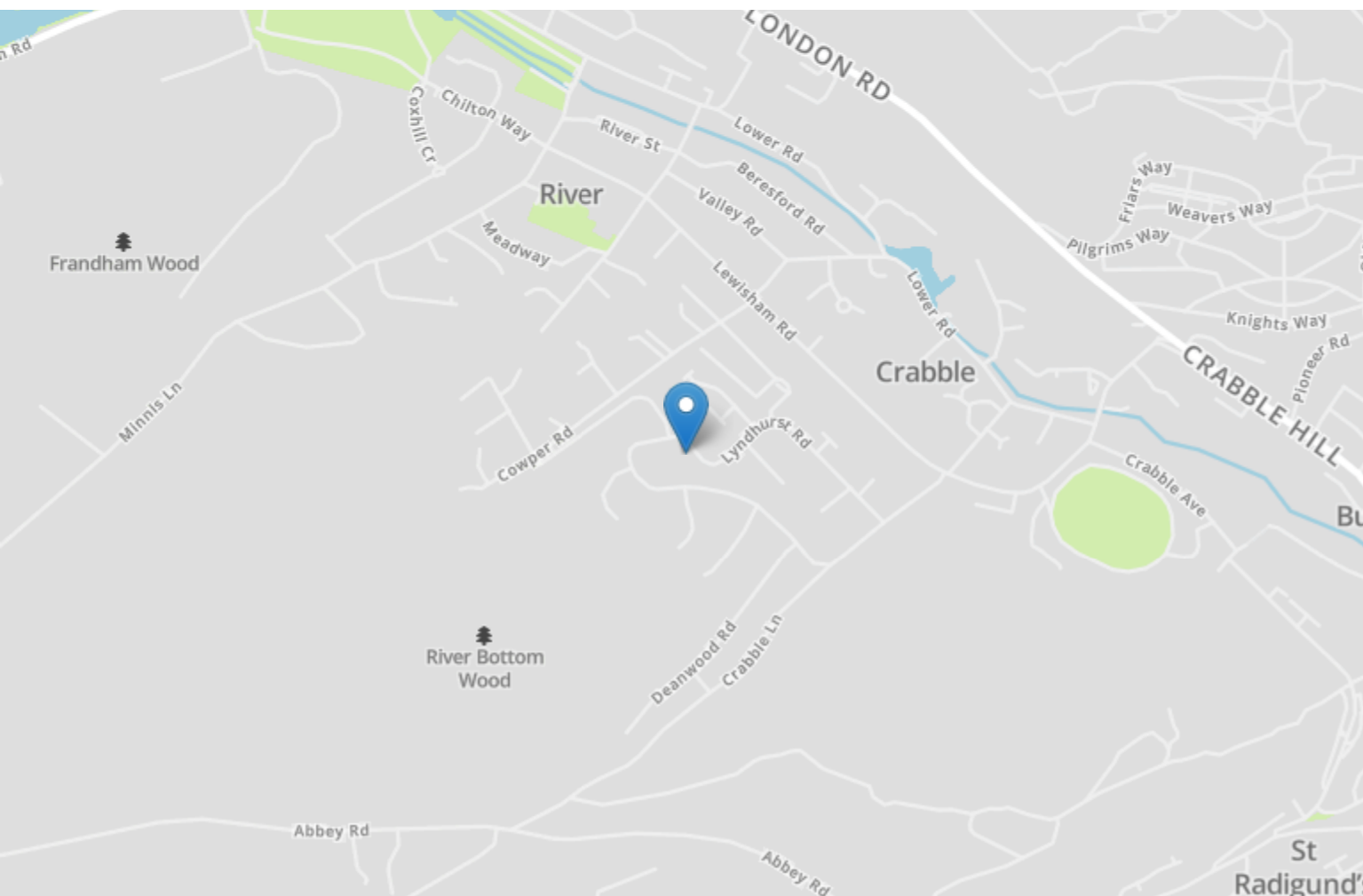


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



55 Lyndhurst Road

RIVER, Dover
CT17 0NF

£350,000 FREEHOLD

Draft Details... Guide Price £350,000 - £360,000 | Fabulous Extended 3 Bedroom Semi-Detached House | Off-Road Parking for 3 Cars | Converted Garage | Study | Spacious Kitchen/Diner Extension... Burnap + Abel are delighted to offer onto the market this large 3 bedroom extended semi-detached family home situated in the popular village location on Lyndhurst Road, River. The property comprises of 2 good sized double bedrooms, a generously sized single bedroom, upstairs family bathroom, a bright and airy lounge, downstairs W.C., study and a spacious open plan kitchen/diner as part of a single storey extension built in 2016. Additional benefits include a converted garage housing 1/3 storage and 2/3 outbuilding with power and lighting, off-road parking for 3 cars, sunny tiered rear garden, double glazing and gas central heating. River is a sort after village location offering a variety of nearly outdoor activities at Kearney Abbey Gardens & Russell Gardens, additionally, there is the highly regarded River Primary School, a local Co-Operative convenience shop, Pharmacy and the Royal Oak local pub offering a variety of hot & cold food and beverages. Access out the village via public transport is only a short walk away with local bus routes within the village and Kearsney Train Station nearby. Whitfield Industrial Estate offers all your shopping needs with large Tesco and Lidl supermarkets as well as popular home and pet stores. The A2 will take you on a short drive to famous Cathedral City of Canterbury and beyond that to London. For your chance to view please call sole agent Burnap + Abel now on 01304 279107.



Entrance Hall

Wood flooring and under stair storage. Leading to;

Lounge

5.14m x 3.63m (16'10" x 11'11"). Spacious bright and airy lounge with carpeted flooring, large double glazed window, radiator.

Kitchen

4.91m x 2.96m (16'1" x 9'9"). A mix of wall and base units with integrated double oven, five burner gas hob, cooker hood, washing machine, dishwasher and sink. There is also space for an American Style fridge/freezer and the floor is fitted with wood flooring.

Dining Room

4.40m x 3.70m (14'5" x 12'2"). A single storey extension (completed in 2016) with atrium window on roof, 2x radiators, wood flooring and a UPVC sliding door leading to garden.

Study

2.42m x 1.28 (7'11" x 4'2"). Carpeted flooring, double glazed window, radiator.

Downstairs W.C.

Low level W.C., hand wash basin, extractor fan & wood flooring.

Landing

Carpeted stairway and landing, double glazed window and airing cupboard. Access to loft. Leading to;

Bedroom One

3.35m x 3.31m (11' x 10'10"). A good sized double bedroom with carpeted flooring, radiator and double glazed window. Views of the valleys over River.

Bedroom Two

3.30m x 3.29m (10'10" x 10'10"). Another good sized double bedroom with carpeted flooring, radiator and double glazed window.

Bedroom Three

2.73m x 2.43m (8'11" x 8'). Spacious single bedroom with carpeted flooring, radiator, double glazed window and storage cupboard.

Garage

4.01m x 2.28m (13'2" x 7'6"). Split garage with 1/3 storage and the remaining 2/3 is a converted outbuilding with lighting, power and double glazed window and door. This is an ideal area for a home gym or office. In front of the garage is a drive which can hold up to 3 cars.

Garden

Patio and turfed tiered rear garden with wood built shed.

