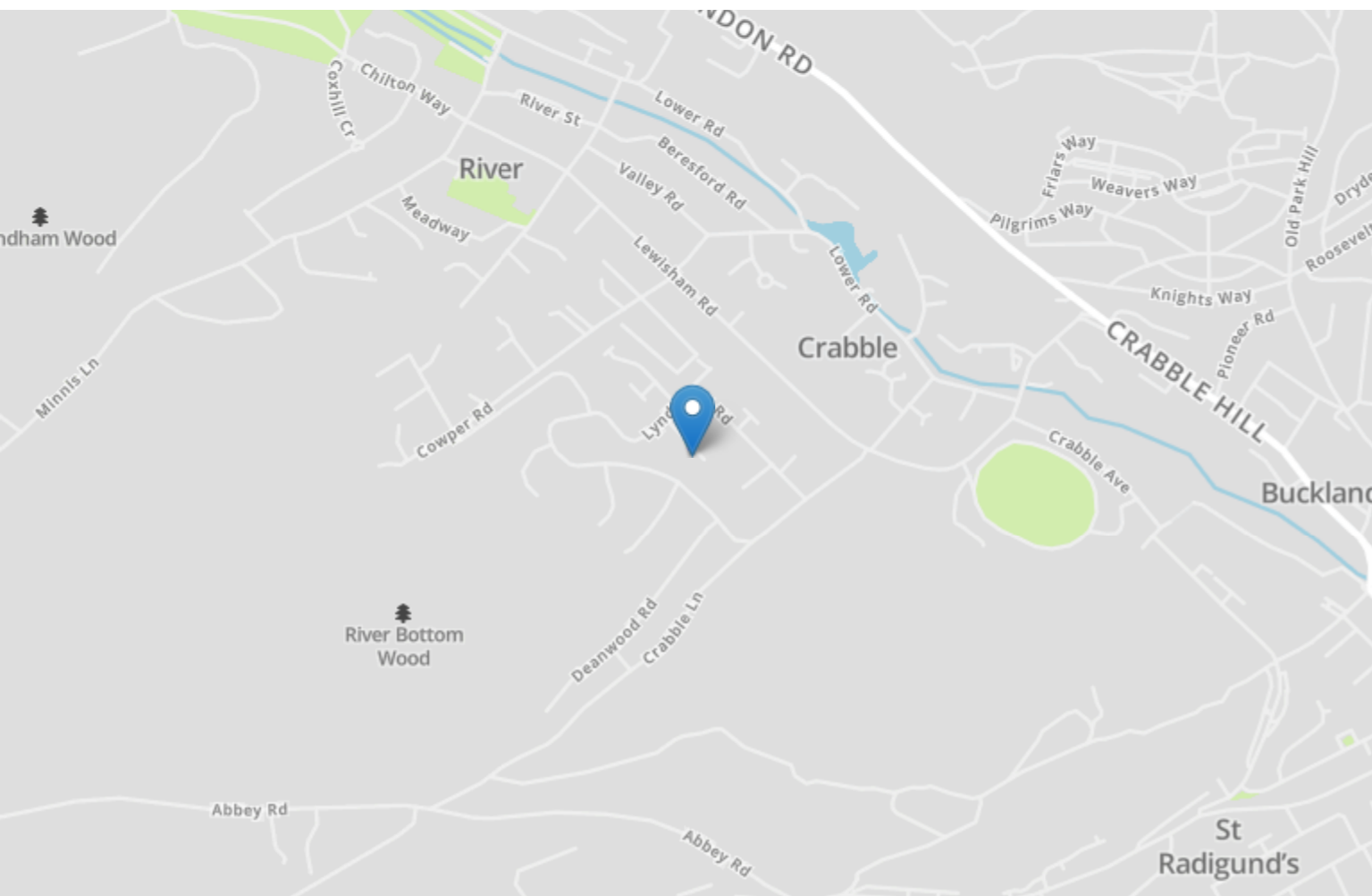


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

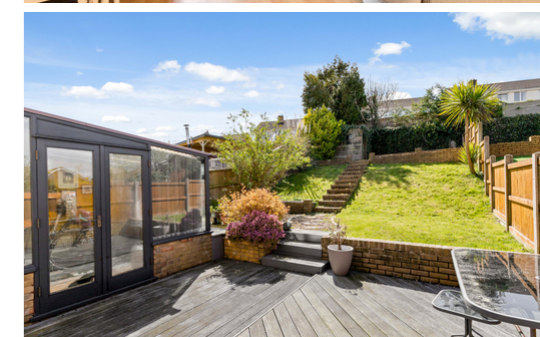


6 Hawthorne Close

RIVER, Dover
CT17 ONG

£400,000 FREEHOLD

Draft Details... PRICE RANGE £400,00 - £420,000 | Beautiful four bed semi detached house | Garage & off street parking | En suite | Conservatory | Walking distance to the highly regarded River primary school | Potential to extend to the side and rear (subject to obtaining relevant planning) | Burnap + Abel are delighted to offer onto the market this fabulous four bed semi detached family home located in the highly sought after Hawthorne Close, River, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, four good size bedrooms and a modern family bathroom. Additional benefits include a generous size rear garden, en suite to the master bedroom, spacious garage (with lighting/power), off street parking, modern double glazing and gas central heating. Situated in the very heart of River, the desirable village has been long favoured with local amenities only a stones throw away. This includes a highly rated Ofsted primary school and lakeland parks of Kearsney Abbey and Russell Gardens. There is also good access to the nearby commuting roads including the A2 dual carriageway and mainline railway station at Kearsney. The Alkham Valley Road provides a pretty drive to Folkestone, the M20 Motorway and beyond. For your chance to view, call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Laminate floor, radiator, under stairs cupboard, carpeted stairs to the first floor and doors leading to;

Lounge

27' 4" x 12' 4" (8.33m x 3.76m) A large lounge/dining room - The lounge area has laminate flooring, radiator, fire place and a double glazed window. The dining area has laminate flooring, space for a table and chairs and doors leading to the conservatory.

Kitchen

12' 3" x 7' 3" (3.73m x 2.21m) A mix of wall and base units, space for cooker, fridge freezer, washing machine and dishwasher. Double glazed window and doors to the garden.

Conservatory

10' 11" x 9' 2" (3.33m x 2.79m) Spacious conservatory - Fantastic extra living space. Lighting/power and radiator.

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window and doors leading to;

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m) Double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

12' 4" x 11' 0" (3.76m x 3.35m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

9' 3" x 7' 1" (2.82m x 2.16m) A generous size fourth bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m) Modern bathroom with a low level W.C., bath with overhead shower, wash hand basin, heated towel rail and frosted double glazed window.

Bedroom One

20' 6" x 16' 0" (6.25m x 4.88m) A large double bedroom with carpeted floor, built in cupboard/eave space, radiator, double glazed window and a double glazed Velux window.

En Suite

A modern En suite with a low level W.C., shower, wash hand basin, heated towel rail and a double glazed Velux window.

Garden

A spacious rear garden with decked seating area, raised lawn areas, shed with power and access to the garage.

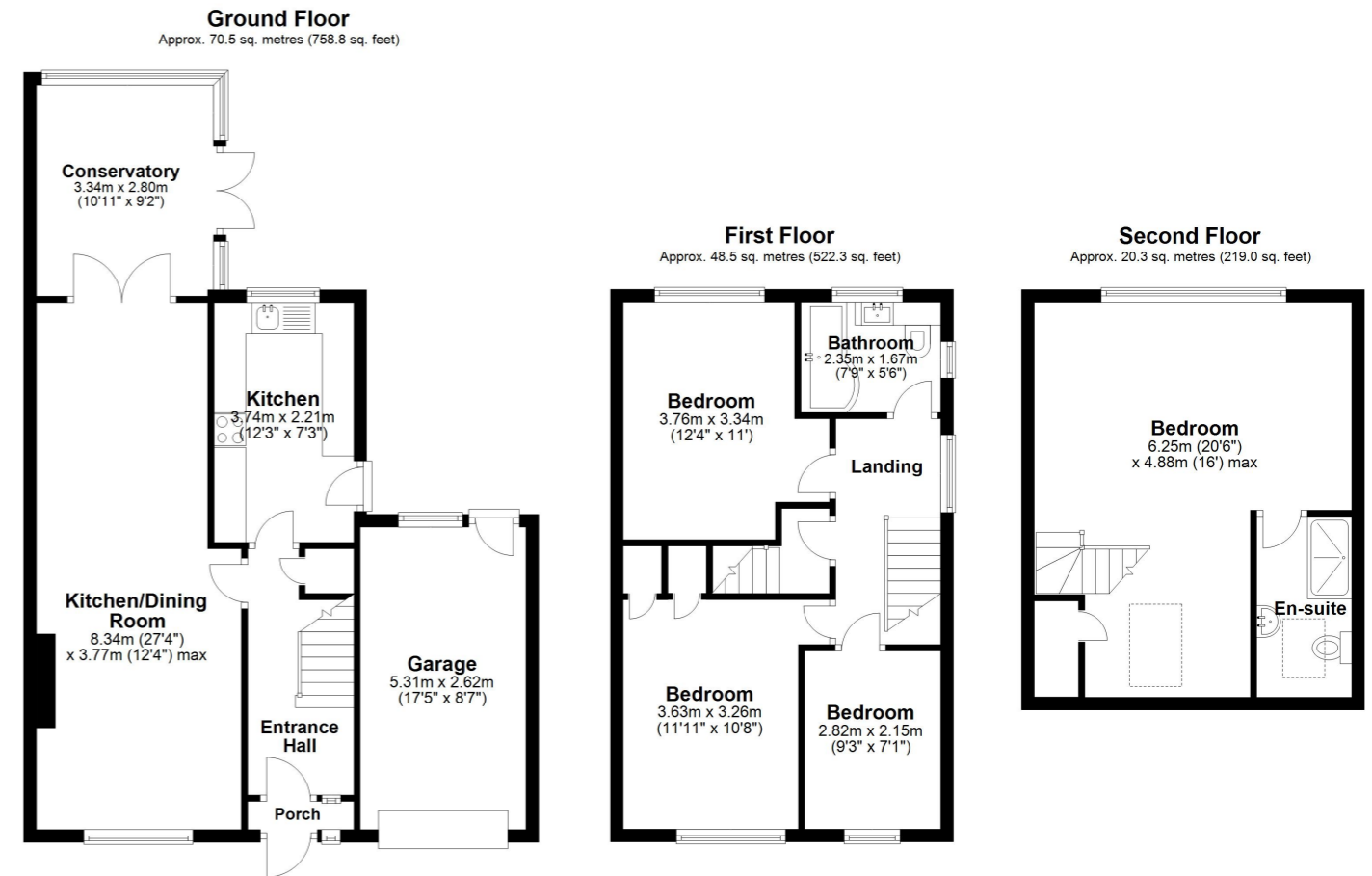
Garage & Off Street Parking

17' 5" x 8' 7" (5.31m x 2.62m) A spacious garage with lighting and power and off street parking.

Area Information

The property lies in the village of River. River has several everyday amenities, including a local shop, a village hall, a pharmacy and an outstanding-rated primary school. Dover's town centre is two and a half miles away, offering a choice of high street shops and a selection of large supermarkets and leisure facilities.

The area is well connected by road, with the A2 a mile and a half away and the A20 providing access to the M20 at Folkestone. Dover Priory mainline station provides services to London St Pancras International, Charing Cross and Victoria, taking between one and two hours.



Total area: approx. 139.4 sq. metres (1500.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

