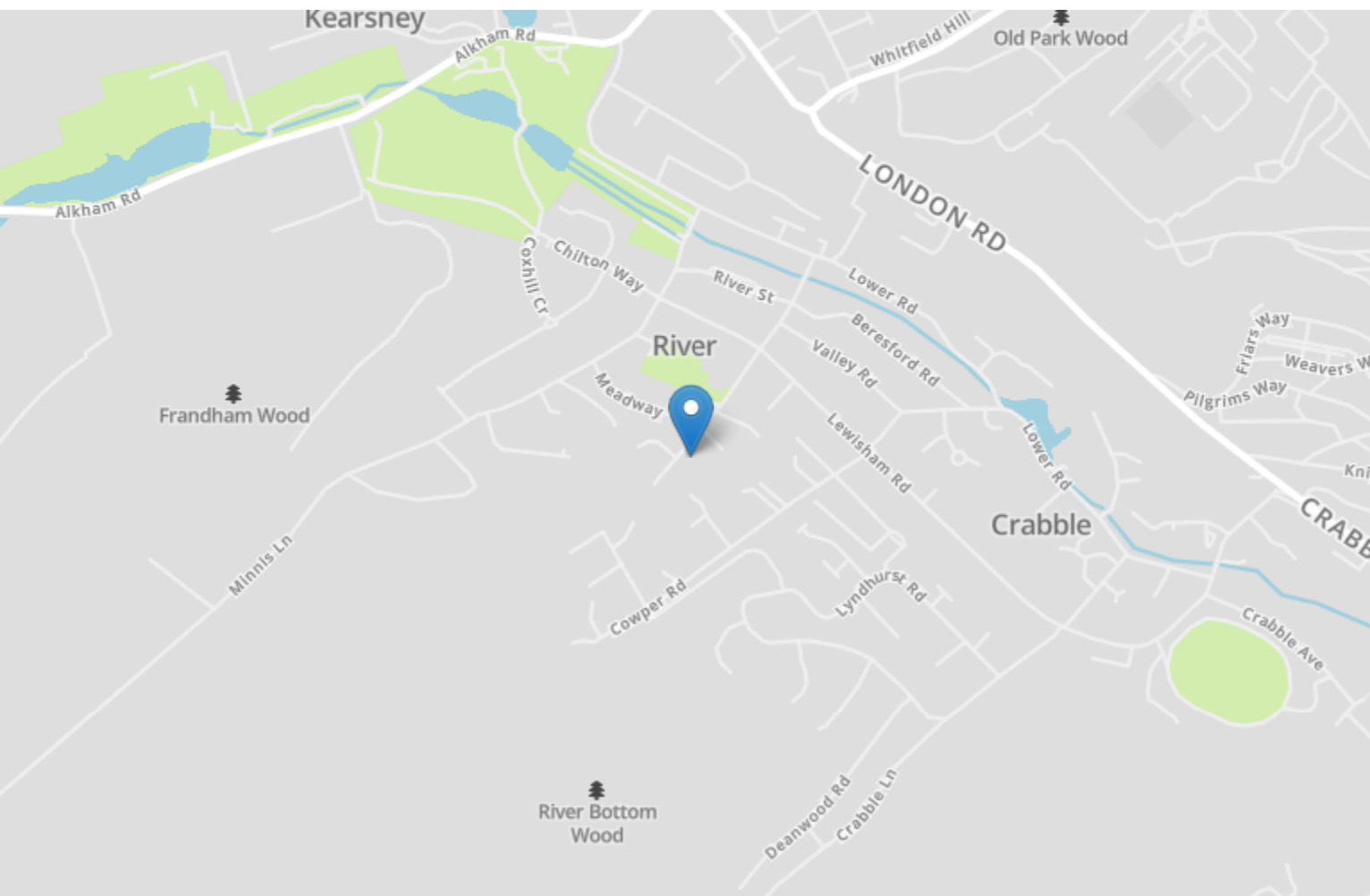


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Castle View Common Lane

RIVER, Dover
CT17 0PN

£400,000 FREEHOLD

Draft Details... Price Range £400,000 to £425,000 | Chain Free | Beautiful Three Bed Detached Bungalow | Parking for Approximately 5/6 Cars | Wonderful Views | Roof Replaced (Warranty Remaining) | Burnap + Abel are delighted to offer onto the market this fabulous three bed detached bungalow located in the highly sought after Common Lane, River, Dover. The property is in fantastic condition throughout and the accommodation boasts a light and airy lounge, modern kitchen, three bedrooms and a modern bathroom. Additional benefits include parking for approximately 5/6 cars, sunny rear garden boasting wonderful views, double glazing, gas central heating and NO ONWARD CHAIN. This home is situated in the sought-after and well regarded village of River with convenient local facilities within walking distance. These include a very popular primary school, a local Co-Op on Lower Road, a pharmacy/post office, public houses and Chinese takeaway. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Kearsney train station is a short distance away and has access to Canterbury East on its route to London Victoria. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge/Dining Room

15' 9" x 14' 8" (4.80m x 4.47m)

Kitchen

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom One

13' 6" x 12' 0" (4.11m x 3.66m)

Bedroom Two

12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom Three

12' 0" x 6' 0" (3.66m x 1.83m)

Bathroom

11' 6" x 6' 1" (3.51m x 1.85m)

Garden

A lovely private rear garden with a spacious decked area - Sit back and relax whilst enjoying the wonderful views over River! Lawn areas, side access, shed & workshop/outbuilding.

Front Garden

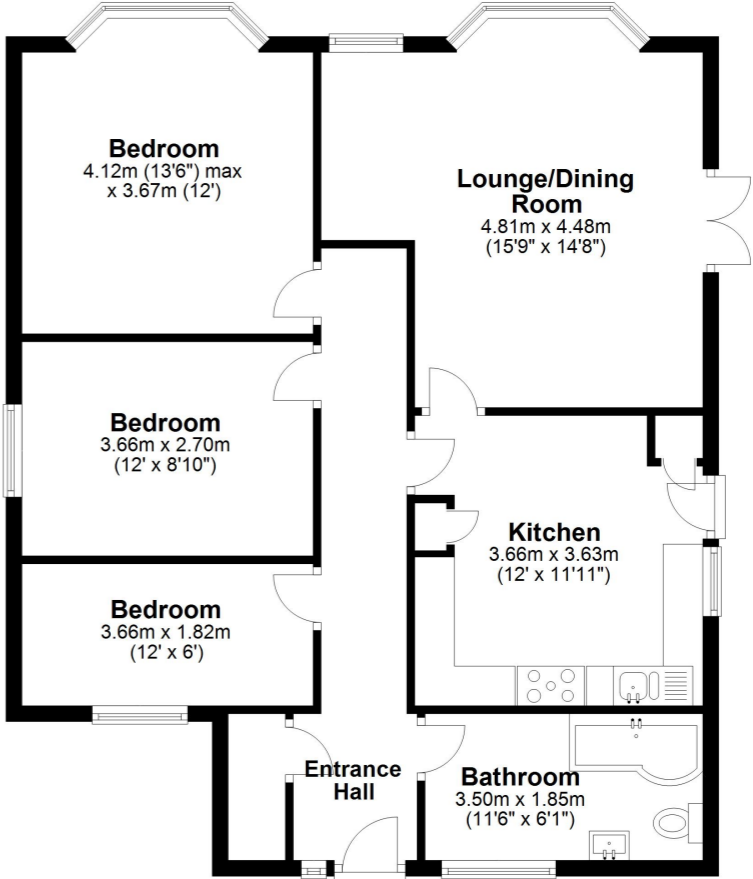
Parking

Off Street parking for approximately 5 / 6 cars.

Area Information

Living in the area of River is so convenient and its easy why with its so popular! The beautiful surrounding walks with its neighbouring villages of Kearsney and Temple Ewell are joy in any season. River primary school comes with an excellent reputation, there traditional public houses nearby and the area has easy access to the centre of historic seaside town of Dover with its high speed rail link into St Pancras, London.

Ground Floor
Approx. 83.1 sq. metres (894.4 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.

