

10 Railway Close

RIVER, Dover
CT16 3RG

£375,000 FREEHOLD

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...Price Range £375,000 - £400,000 | Burnap + Abel are delighted to offer onto the market this wonderful three bedroom semi detached family home located in the exclusive Railway Bell development in River, Dover. The property has approximately 9 years NHBC warranty remaining and the accommodation boasts a lovely light and airy lounge, beautiful modern kitchen with integrated appliances, dining area, three double bedrooms and a modern family bathroom. Additional benefits include parking for two cars, a southerly facing rear garden with an extended patio area to the side, solar panels, air conditioning units which have been installed by the current vendors, beautiful modern en suite, downstairs W.C., bespoke wardrobes, double glazing and air source pump heating. The village of River is located on the outskirts of Dover offering easy access to local amenities such as a local Co-Op, green grocers, the highly recommended Royal Oak pub and the highly sought after River Primary School; all within a short walk from the property. There is also easy routes out of the village with access to Kearsney Abbey Gardens and surrounding villages and towns. Other outbound roads include the A2 leading to the nearby City of Canterbury as well as the A256 towards Dover and the Alkham Valley Road, offering a peaceful short scenic drive to the popular seaside town of Folkestone or access onto the M20. There is also the nearby Kearsney train station offering links to the high speed service to London St Pancras International. For you chance to view, please call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

17' 4" x 12' 5" (5.28m x 3.78m)

Kitchen/Dining Room

21' 10" x 8' 11" (6.65m x 2.72m)

W.C.

Bedroom One

17' 4" x 11' 6" (5.28m x 3.51m)

Bedroom Two

15' 11" x 9' 2" (4.85m x 2.79m)

Bedroom Three

12' 6" x 7' 9" (3.81m x 2.36m)

Bathroom

8' 7" x 6' 7" (2.62m x 2.01m)

Garden

A generous size southerly facing rear garden with side access.

Off Street Parking

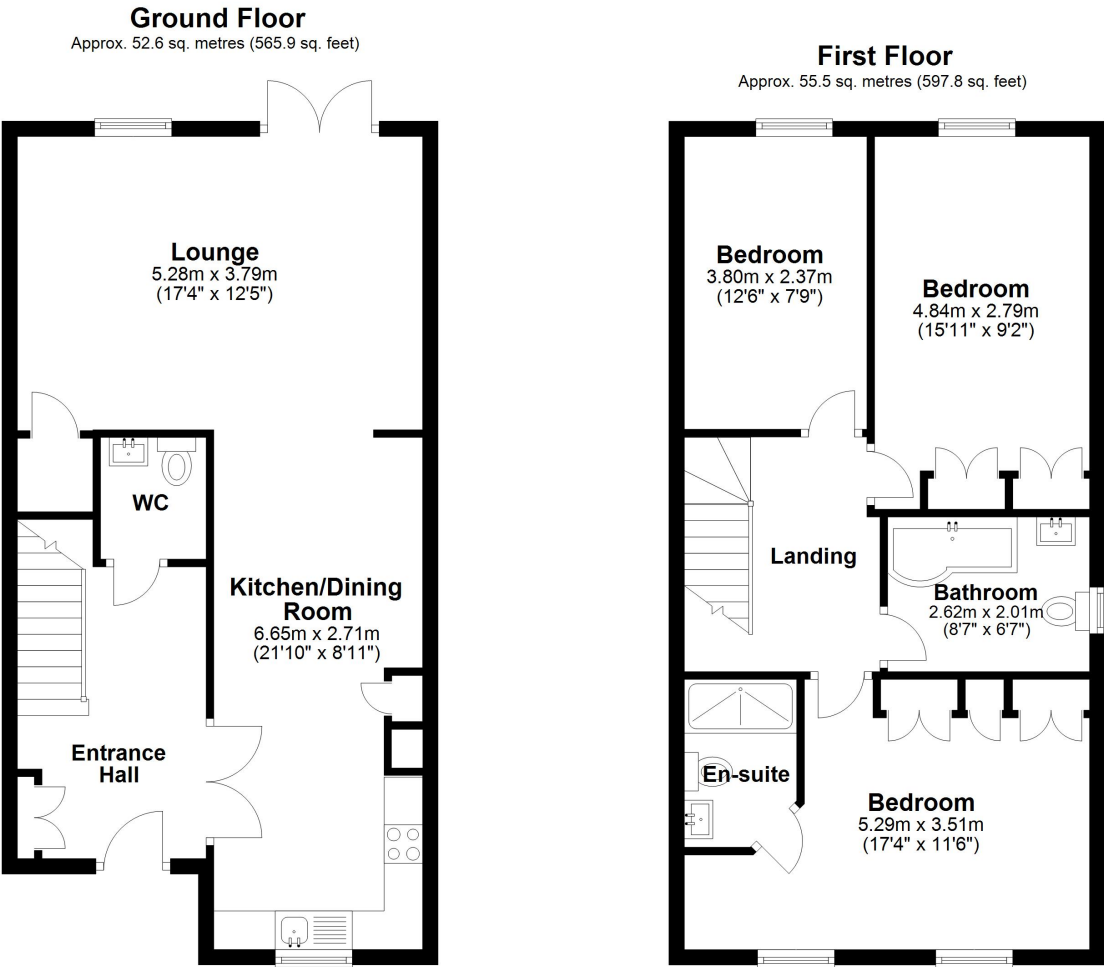
Off Street Parking For Two Cars.

Estate Charge

The vendor pays an estate charge of £100 per annum.

Area Information

River sits on the cusp of the historic seaside town of Dover and forms part of a triune locations with its neighbouring Temple Ewell and Kearsney which are deemed as the places to be in the area. You will find access to the A2 incredibly convenient from this location, as well as access to stations Kearsney and Dover priory with its high speed rail link into St Pancras, London. The hilly walks in the immediate location are simply stunning with Temple Ewell being situated in an area of outstanding natural beauty.



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.

