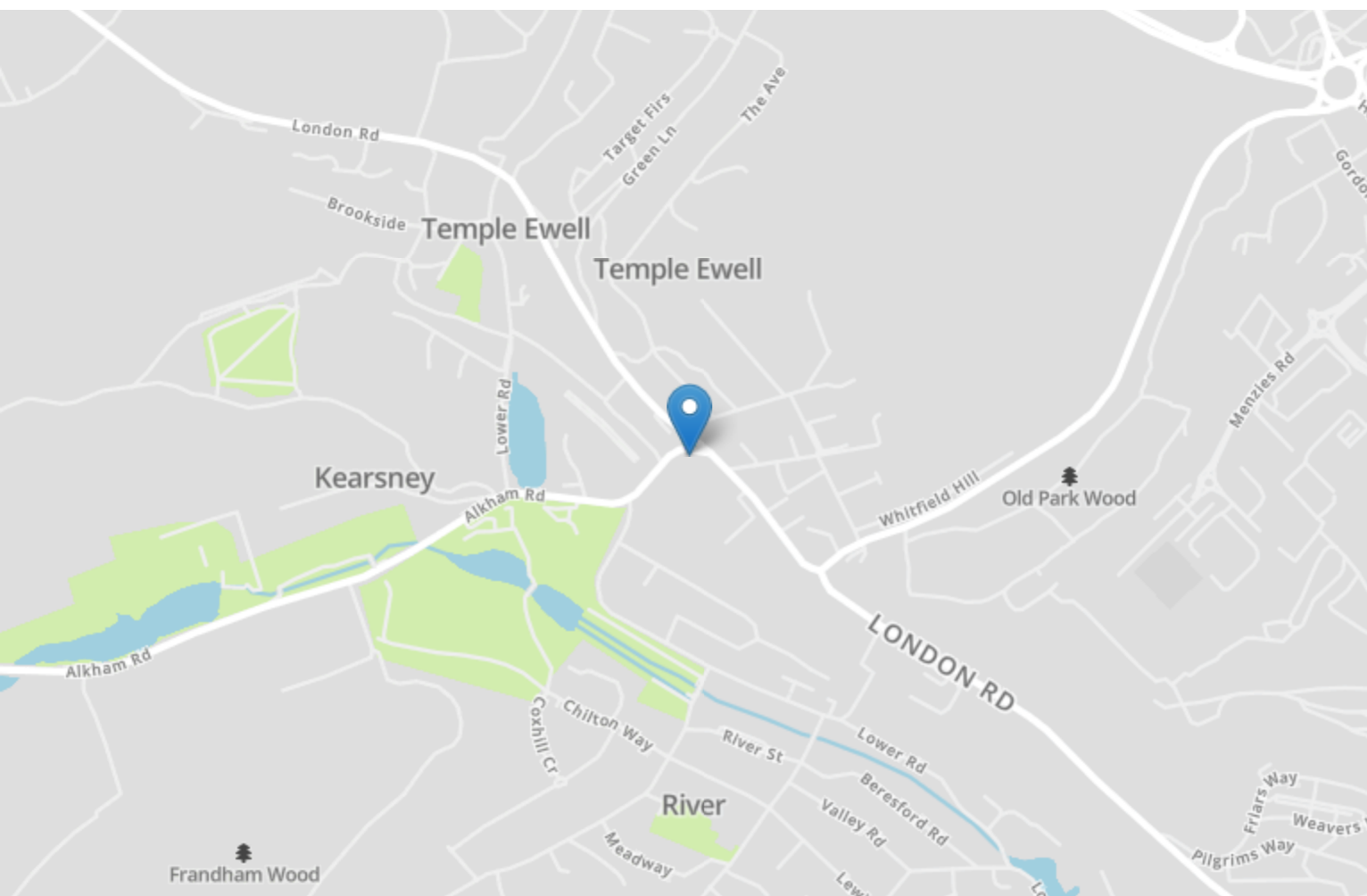


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



105 London Road

RIVER, Dover
CT16 3AA

£500,000 FREEHOLD

Draft Details...Chain Free | Wonderful Three Bedroom Detached Family Home | Double Garage & Off Street Parking For Three Cars | Fabulous Extended Kitchen | Two Bathrooms | Burnap + Abel are delighted to offer onto the market this beautiful three bedroom extended family home located in the highly sought after London Road, River, Dover. The property is in lovely condition throughout and the accommodation boasts a stunningly extended kitchen/dining room which is ideal when entertaining, lounge, separate dining room, three double bedrooms and two bathrooms. Additional benefits include a double garage with power and parking for three cars, private garden, utility room and gas central heating (boiler installed 2018 and last serviced January 2023). 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 your chance to view, please call Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Tiled floor, double glazed window, carpeted stairs to the first floor and doors leading to;

Lounge

15' 8" x 12' 8" (4.78m x 3.86m) Spacious lounge with carpeted floor, open fire place, radiator and double glazed window.

Family Room

14' 9" x 11' 11" (4.50m x 3.63m) Exposed floor boards, feature fire place, under stairs cupboard, window and doors to the garden.

Kitchen/Dining Room

19' 5" x 13' 7" (5.92m x 4.14m) Beautiful extended kitchen/dining room with Granite worktops, island with breakfast bar, integrated dishwasher, wine cooler and fridge freezer. Spacer for cooker, radiator, sky light window and Bifold doors to the garden.

Utility

20' 8" x 4' 11" (6.30m x 1.50m) Space for washing machine, tumble dryer and fridge freezer. wall mounted boiler (Installed 2018 and last serviced Jan 2023), windows, larder, radiator and door to the garden.

Shower Room

Electric shower, wash hand basin, low level W.C., heated towel rail and frosted double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, airing cupboard, radiator, double glazed windows and doors leading to;

Bedroom One

16' 4" x 12' 8" (4.98m x 3.86m) Large double bedroom with carpeted floor, feature fire place, radiator and double glazed window.

Bedroom Two

14' 3" x 9' 8" (4.34m x 2.95m) Double bedroom with carpeted floor, feature fire place, double glazed window, radiator and cupboard space.

Bedroom Three

12' 4" x 8' 5" (3.76m x 2.57m) Double bedroom with carpeted floor, feature fire place, radiator and double glazed window.

Bathroom

11' 2" x 5' 11" (3.40m x 1.80m) Bath, separate shower, low level W.C., wash hand basin, radiator and double glazed window.

Garden

A real suntrap with a lovely paved seating area to sit back and relax on those lovely Summer evenings. Spacious lawn area where the children can run around and play. Side access.

Double Garage & Off Street Parking

Double garage with power and off street parking for three cars. Garages measuring 18'5" x 9'7" and 18'4 x 9'1".

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.

