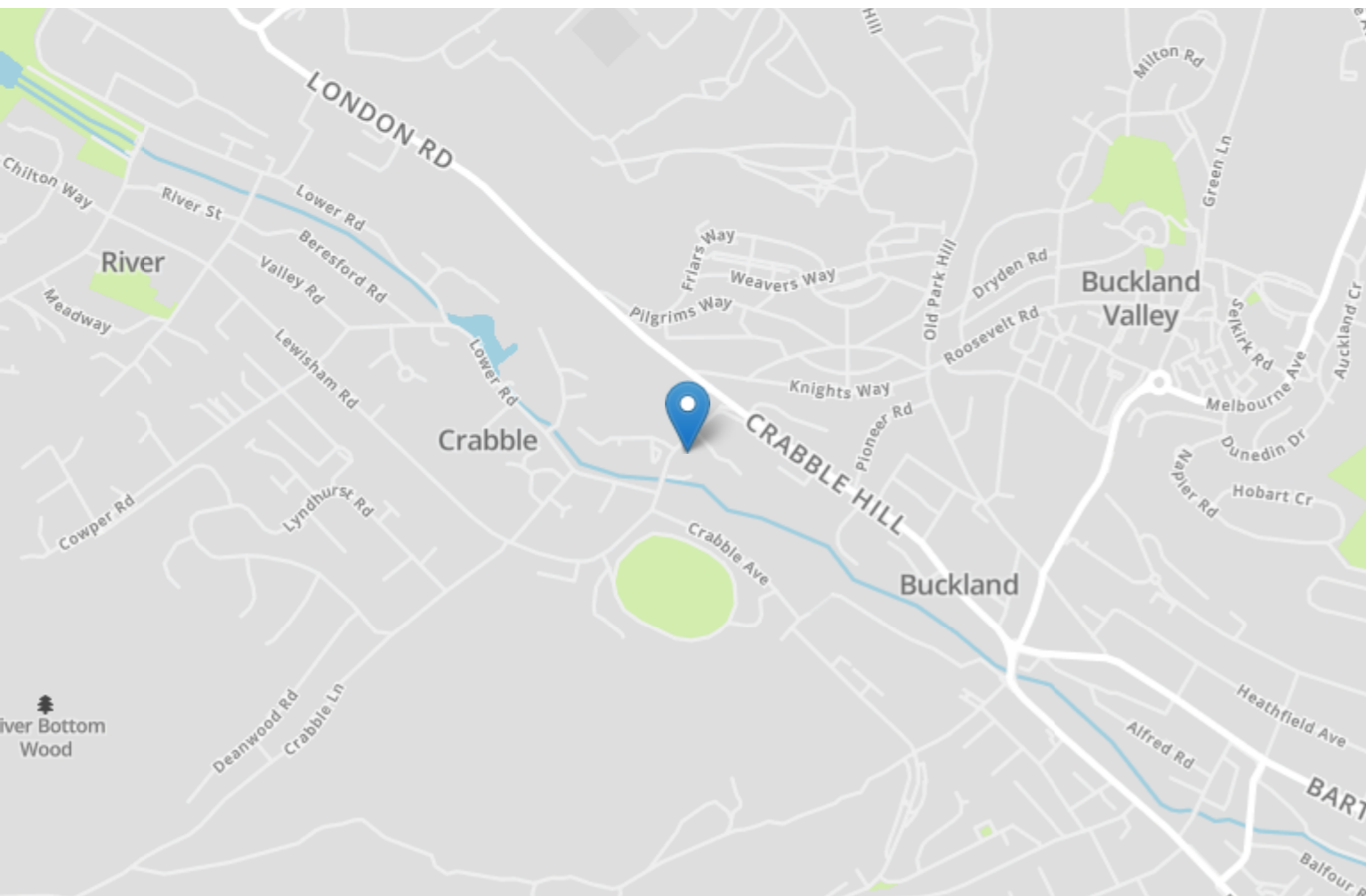


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 15 Crabble Road

RIVER, Dover  
CT17 0QD

**£310,000 FREEHOLD**

Draft Details...Beautifully Refurbished Three Bed Detached Bungalow | CHAIN FREE | Large Garage & Off Street Parking | Walking Distance To The Highly Sought After River Primary School | Burnap + Abel are delighted to offer onto the market this fabulous three bed detached bungalow located in the highly sought after Crabble Road, Dover. The property has been beautifully refurbished throughout and the accommodation boasts a lighting and airy lounge/dining room, beautiful modern kitchen/bathroom (newly installed) and three bedrooms. Additional benefits include a very large garage with inspection pit, off street parking, garden new electrics and NO ONWARD CHAIN. Crabble Road is situated in the ever popular village of River, well regarded for its parks, school and community feel. From the property you can walk along the river to the village shop or up to Kearsney Train Station with regular services to Canterbury and London. For your chance to view call sole agents Burnap + Abel on 01304 279107.





## Entrance Hall

Laminate floor, loft hatch (insulated and boiler in the loft), cupboard space, and doors leading to;

## Lounge

17' 5" x 11' 9" (5.31m x 3.58m) Spacious lounge with with laminate floor, radiator and a double glazed window.

## Dining Area

8' 3" x 6' 5" (2.51m x 1.96m) Laminate floor, radiator and double glazed window.

## Kitchen

10' 6" x 7' 10" (3.20m x 2.39m) A beautiful brand new kitchen with mix of wall and base units, integrated fridge freezer, dishwasher and oven/hob. Space for washing machine. Double glazed window.

## Bedroom

10' 0" x 9' 11" (3.05m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom

10' 6" x 8' 5" (3.20m x 2.57m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom

9' 11" x 8' 0" (3.02m x 2.44m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

10' 6" x 5' 9" (3.20m x 1.75m) Beautiful modern fitted bathroom with tiled floor, bath with overhead shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

## Garden

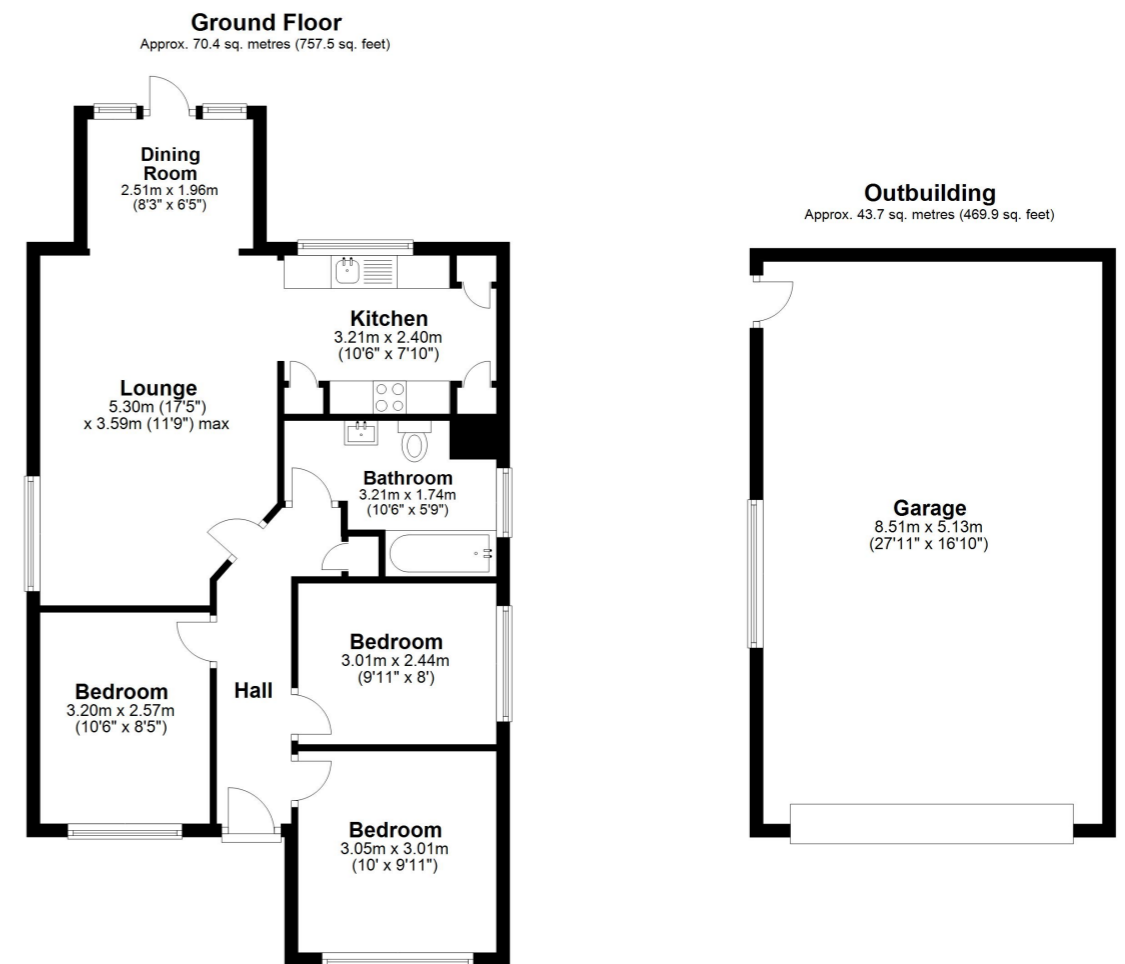
A low maintenance rear garden with side access and access to the garage.

## Garage & Off Street Parking

27' 11" x 16' 10" (8.51m x 5.13m) A very large garage with inspection pit, electric garage door, lighting and power. Off street parking.

## Area Information

Walking distance to the village of River with many local amenities. 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 agents Burnap + Abel on .



Total area: approx. 114.0 sq. metres (1227.4 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.

