



Draft Details...FOR SALE THROUGH BURNAP + ABEL...PRICE RANGE £300,000 To £325,000 | Welcome to this fabulous three-bedroom semi-detached family home, perfectly positioned on the highly sought-after Lewisham Road in River, Dover. Offering generous living space, a superb location, and wonderful family-friendly features, this delightful property is ideal for first-time buyers and those with a growing family. The ground floor boasts a bright and inviting lounge, a separate dining room perfect for family meals and entertaining, a well-appointed kitchen, and a charming conservatory that opens onto the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a shower room, providing comfortable accommodation for all. Outside, the property enjoys a spacious and private rear garden with a fabulous garden room which could be used as an office or a games room - The outside space is an excellent space for children to play or for hosting summer gatherings. To the front, there is the added convenience of off-road parking. Further benefits include double glazing, gas central heating, and a boiler serviced in 2025, offering peace of mind for the new owners. Located within walking distance of the highly regarded River Primary School and close to local shops and amenities, this home combines comfort, convenience, and an enviable setting. A wonderful opportunity in one of the area's most desirable locations. For your chance to view call Burnap + Abel on 01304 279107.



<https://www.burnapandabel.co.>

Lounge

13' 5" x 11' 11" (4.09m x 3.63m)

Dining Room

13' 2" x 10' 11" (4.01m x 3.33m)

Kitchen

9' 4" x 6' 5" (2.84m x 1.96m)

Conservatory

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom Two

12' 2" x 11' 0" (3.71m x 3.35m)

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

Shower Room

6' 9" x 6' 5" (2.06m x 1.96m)

Garden

Garden Room

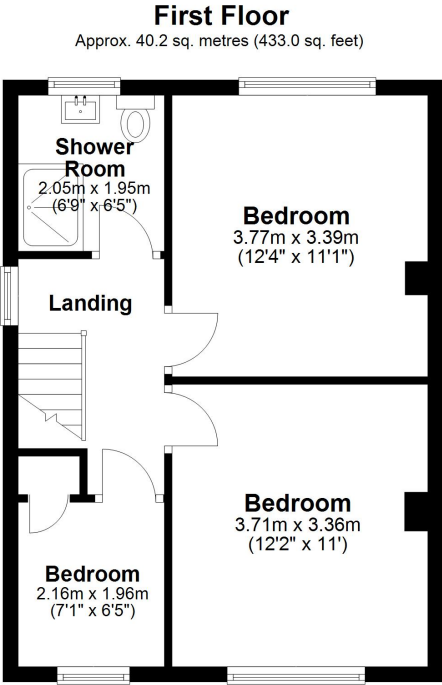
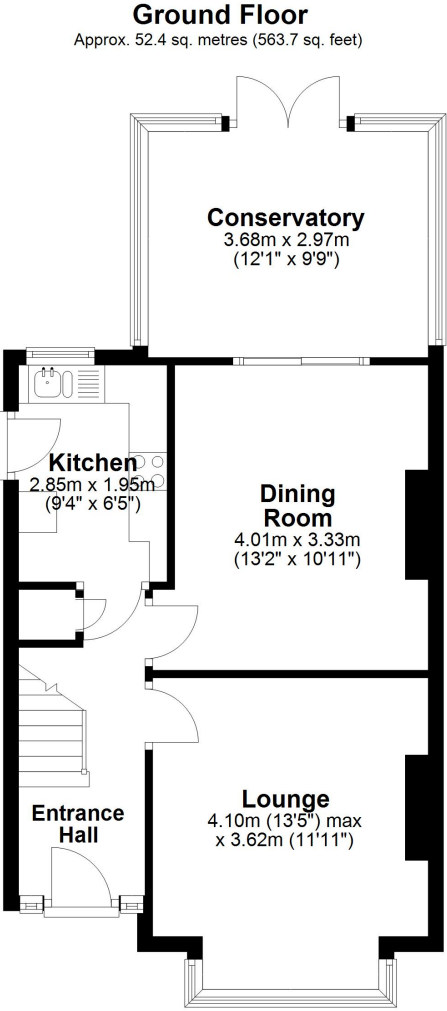
20' 0" x 10' 0" (6.10m x 3.05m) With lighting and electricity - Ideal to be used as an offer or games room.

Off Street Parking

Area Information

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. 92.6 sq. metres (996.7 sq. feet)

