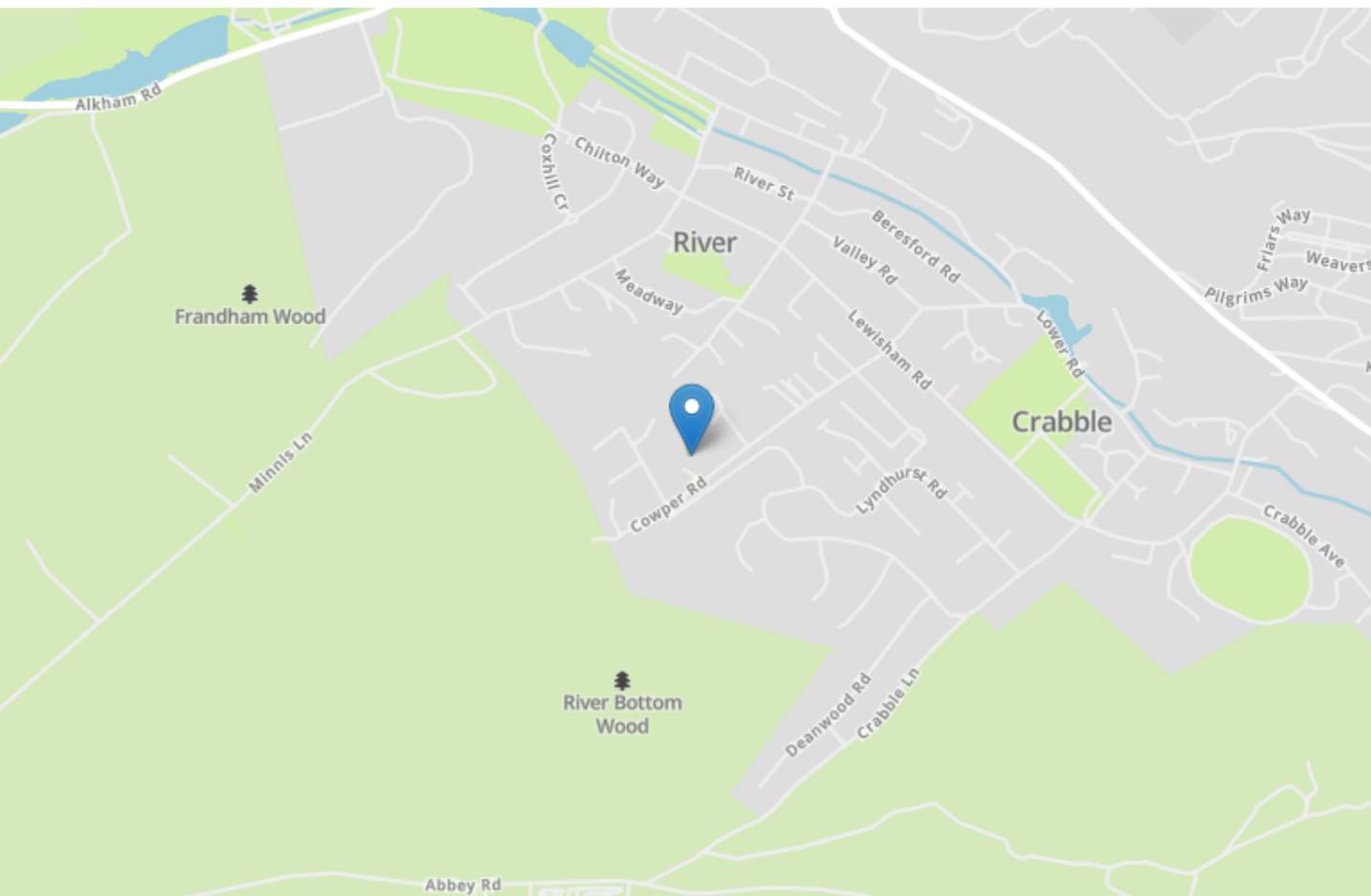


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



31 Cowper Road

RIVER, Dover
CT17 0PQ

£550,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Stunning Four-Bedroom Detached Bungalow | Extended Living Space | Electric Car Charger | Sought-After Village Location | Garage & Off-Road Parking | Situated in the highly desirable Cowper Road, River, Dover, this beautifully presented four-bedroom detached bungalow offers an exceptional blend of space, comfort, and modern living - perfect for growing families or those seeking a peaceful village lifestyle. The property has been thoughtfully extended to create a fantastic, spacious lounge, ideal for both relaxing and entertaining, alongside a separate dining room, perfect for family meals and hosting guests. The living space also provides direct access onto a private, sunny and family-friendly rear garden - ideal for enjoying outdoor living. Internally, the accommodation comprises four generously sized bedrooms, including an impressive main bedroom with en-suite, alongside a well-appointed family bathroom. The home also benefits from a spacious kitchen, providing ample room for everyday living. Externally, the property continues to impress with a large garage and off-road parking, offering excellent practicality. Further benefits include double glazing and gas central heating, with a modern boiler installed in 2025, which the vendors have advised will be serviced in April 2026, providing added peace of mind. Located on a quiet and sought-after private road within the ever-popular village of River, the property is perfectly positioned for those looking to enjoy a more relaxed pace of life while remaining within easy reach of local amenities, schools, and transport links. This is a rare opportunity to acquire a substantial and versatile detached bungalow in a prime village location, and early viewing is highly recommended. Call Burnap + Abel for access on 01304 279107.



Lounge

18' 8" x 17' 5" (5.69m x 5.31m)

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m)

Kitchen

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

En Suite

Bedroom Two

13' 0" x 12' 5" (3.96m x 3.78m)

Bedroom Three

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom Four

Bathroom

13' 4" x 7' 6" (4.06m x 2.29m)

Garden

Garage & Off Street Parking

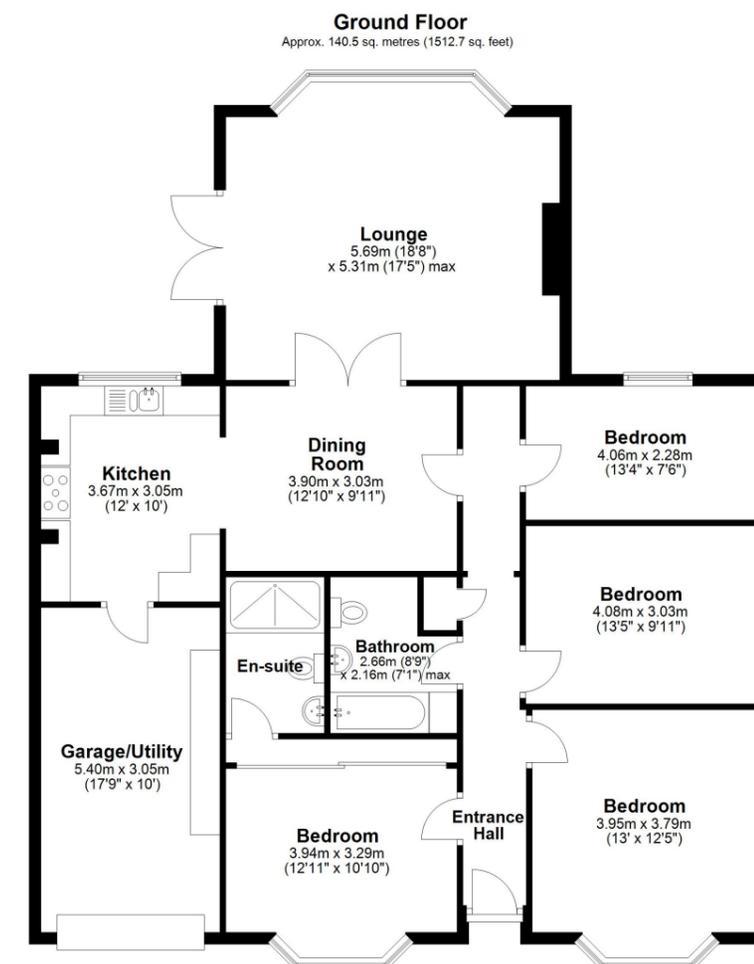
17' 9" x 10' 0" (5.41m x 3.05m)

Road Charge

The vendors have informed us that there is a £50 per annum charge per car for the residents on the street.

Area Information

River is one of the most sought after locations in which to reside in the Dover district. An ideal place to raise a young family with a highly regarded primary school, both grammar and secondary schools within easy reach and green open spaces surrounding the area. The village itself boasts a range of local amenities and is within a short drive to the St James Development retail and leisure complex and Dover seafront which is subject to a significant regeneration programme. If you are looking to commute into the capital then you will be able to access the high speed rail link into St Pancras from Dover Priory station.



Total area: approx. 140.5 sq. metres (1512.7 sq. feet)

