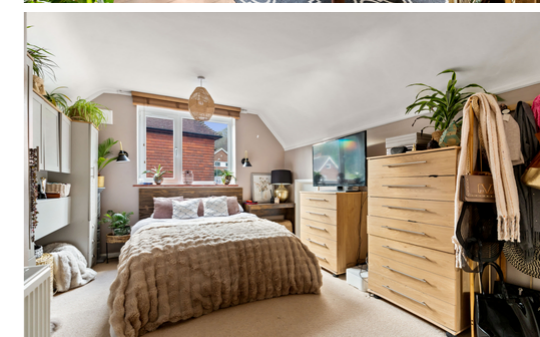


## 47 Coxhill Gardens

RIVER, Dover  
CT17 0PX

**£450,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Burnap + Abel are delighted to offer this stunning four bedroom detached chalet bungalow situated in the sought after cul-de-sac location of Coxhill Gardens in River. The property has undergone full renovation by the current vendors and besides the cosmetic upgrades, also boasts a full re-wire, re-plumb and new double glazing. The accommodation comprises lounge/diner, kitchen, family bathroom, separate W.C, four bedrooms and en-suite shower room. Additional benefits include a garage, off road parking and a large south facing rear garden with summer house. For your chance to view call sole agent Burnap + Abel now on 01304 279107.



**Porch**

**Entrance Hall**

**Lounge/Dining Room**

22' 1" x 12' 11" (6.73m x 3.94m)

**Kitchen**

10' 11" x 10' 7" (3.33m x 3.23m)

**Bedroom One**

16' 2" x 7' 3" (4.93m x 2.21m)

**En-Suite**

**First Floor Landing**

**Bedroom Two**

15' 9" x 11' 0" (4.80m x 3.35m)

**Bedroom Three**

12' 11" x 10' 11" (3.94m x 3.33m)

**Bedroom Four**

9' 5" x 7' 5" (2.87m x 2.26m)

**Bathroom**

7' 3" x 5' 10" (2.21m x 1.78m)

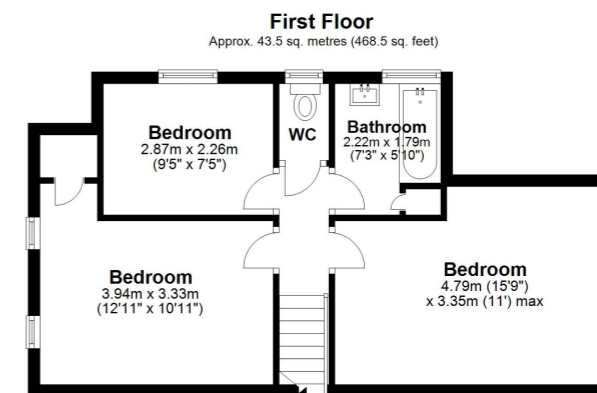
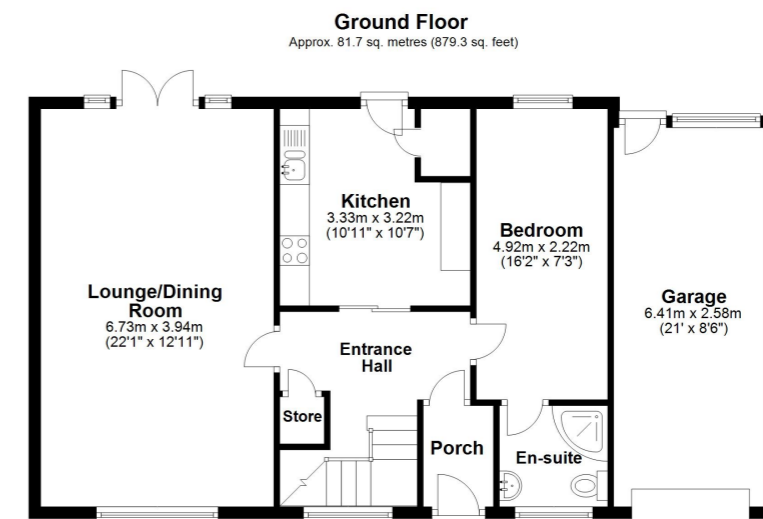
**W.C**

**Garage**

21' 0" x 8' 6" (6.40m x 2.59m)

**Off Road Parking**

**Rear Garden**



Total area: approx. 125.2 sq. metres (1347.8 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.

