

## 54 Crabble Lane

RIVER, Dover  
CT17 0NY

**£300,000 FREEHOLD**

Draft Details... FOR SALE WITH BURNAP + ABEL... Offers Over £300,000 | Burnap + Abel are delighted to offer onto the market this fabulous 2 bedroom semi-detached property situated on the popular Crabble Lane, River. In our opinion the property is finished to a very high standard throughout and boasts 2 good sized double bedrooms, upstairs family bathroom, a warm and welcoming lounge, spacious dining area and modern kitchen. Additional benefits include a brick built outbuilding with lighting and power (potential to turn into a home office), sunny front and rear gardens, double glazing, gas central heating and off-street parking for 2 cars. Ideally situated in the popular suburb of River and within a short stroll of the village centre and playing fields. Perfect for young families as the outstanding local River primary school is within walking distance of the property. There are several local shops within a short walk of the property and you can also access Kearsney railway station for access to London. For your chance to view call Burnap + Abel on 01304 279107.



## Lounge

3.85m x 3.66m (12'8" x 12').

## Dining Room

3.83m x 3.62m (12'7" x 11'11").

## Kitchen

2.71m x 1.78m (8'11" x 5'10").

## Bedroom One

3.83m x 3.65m (12'8" x 12').

## Bedroom Two

3.83m x 2.87m (12'7" x 9'5").

## Bathroom

2.05m x 2.00m (6'9" x 6'7").

## Garden

## Workshop

3.77m x 2.51m (12'4" x 8'3").

## Parking

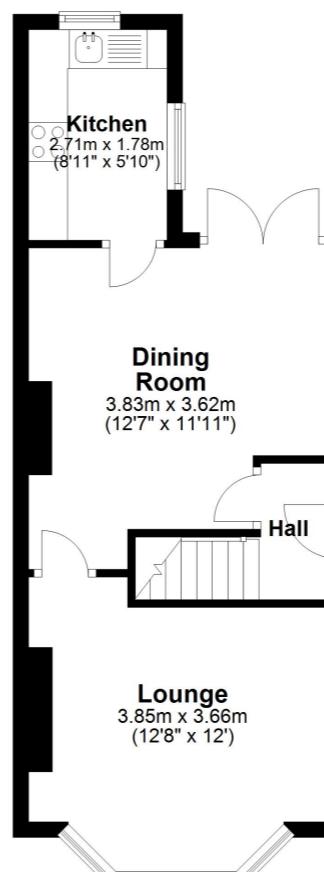
Off Street Parking suitable for two vehicles.

## Area Information

The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

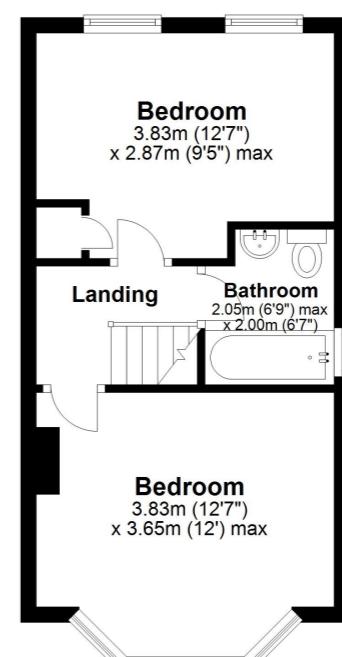
### Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



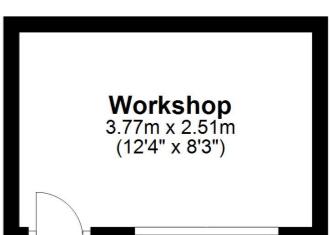
### First Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



### Outbuilding

Approx. 9.5 sq. metres (101.9 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.

