
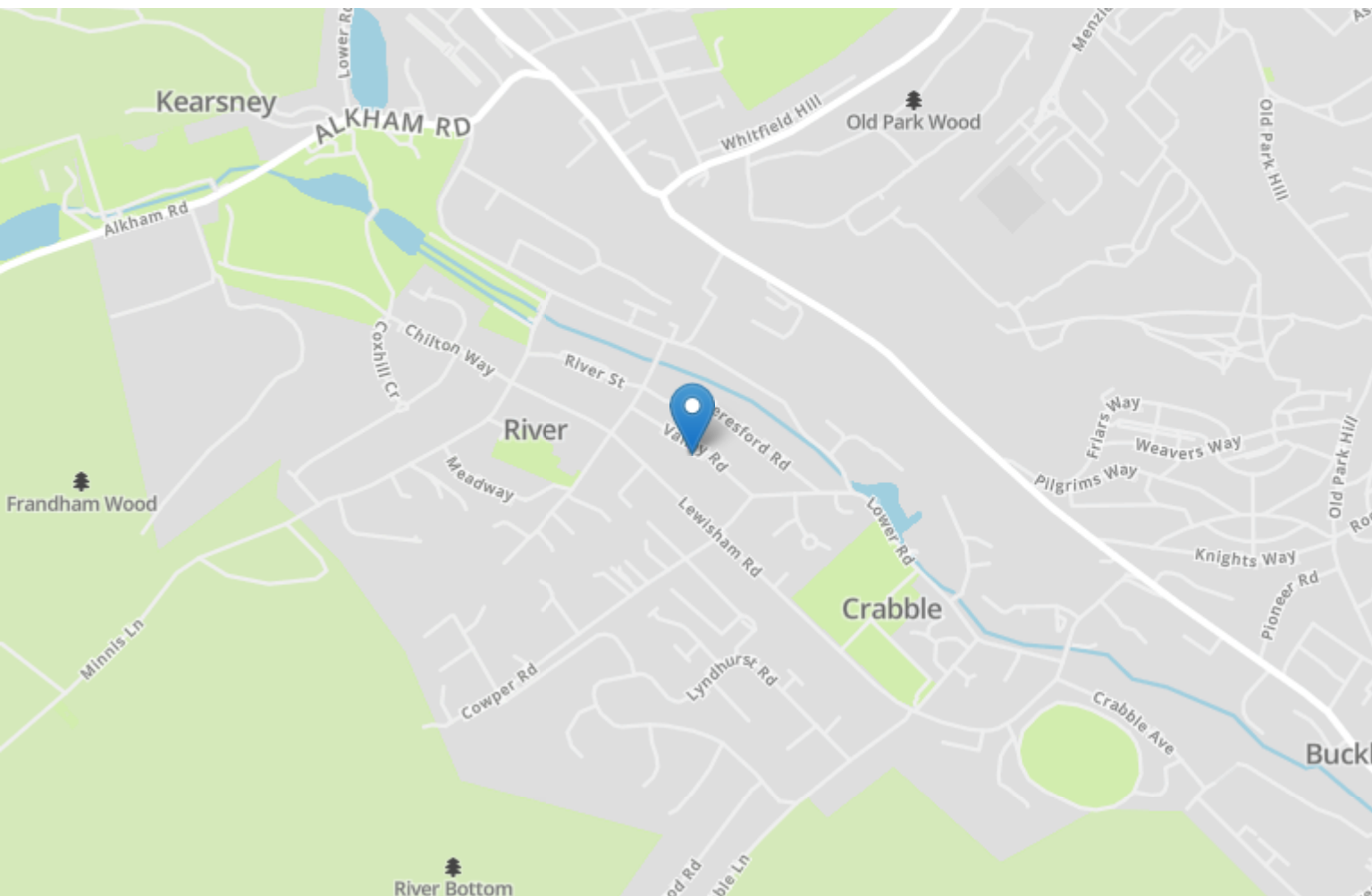


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 14 Valley Road

RIVER, Dover  
CT17 0QN

**£325,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this extended three bedroom house located in the highly sought after Valley Road, River, Dover. The property has benefited from a new roof in 2021, kitchen extension in 2007 and a two storey side extension in 2004. The accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a shower room. Additional benefits include a southerly facing rear garden with side access, an insulated workshop which could be converted into an office, gym or games room, off street parking, double glazing and gas central heating (boiler annually serviced). 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 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/Dining Room**

23' 5" x 13' 0" (7.14m x 3.96m)

**Kitchen**

12' 6" x 7' 4" (3.81m x 2.24m)

**Bedroom One**

12' 0" x 11' 1" (3.66m x 3.38m)

**Bedroom Two**

14' 0" x 7' 0" (4.27m x 2.13m)

**Bedroom Three**

8' 6" x 6' 2" (2.59m x 1.88m)

**Shower Room**

8' 0" x 6' 6" (2.44m x 1.98m)

**Garden**

**Workshop**

13' 10" x 11' 9" (4.22m x 3.58m)

**Off Street Parking**

**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 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.

