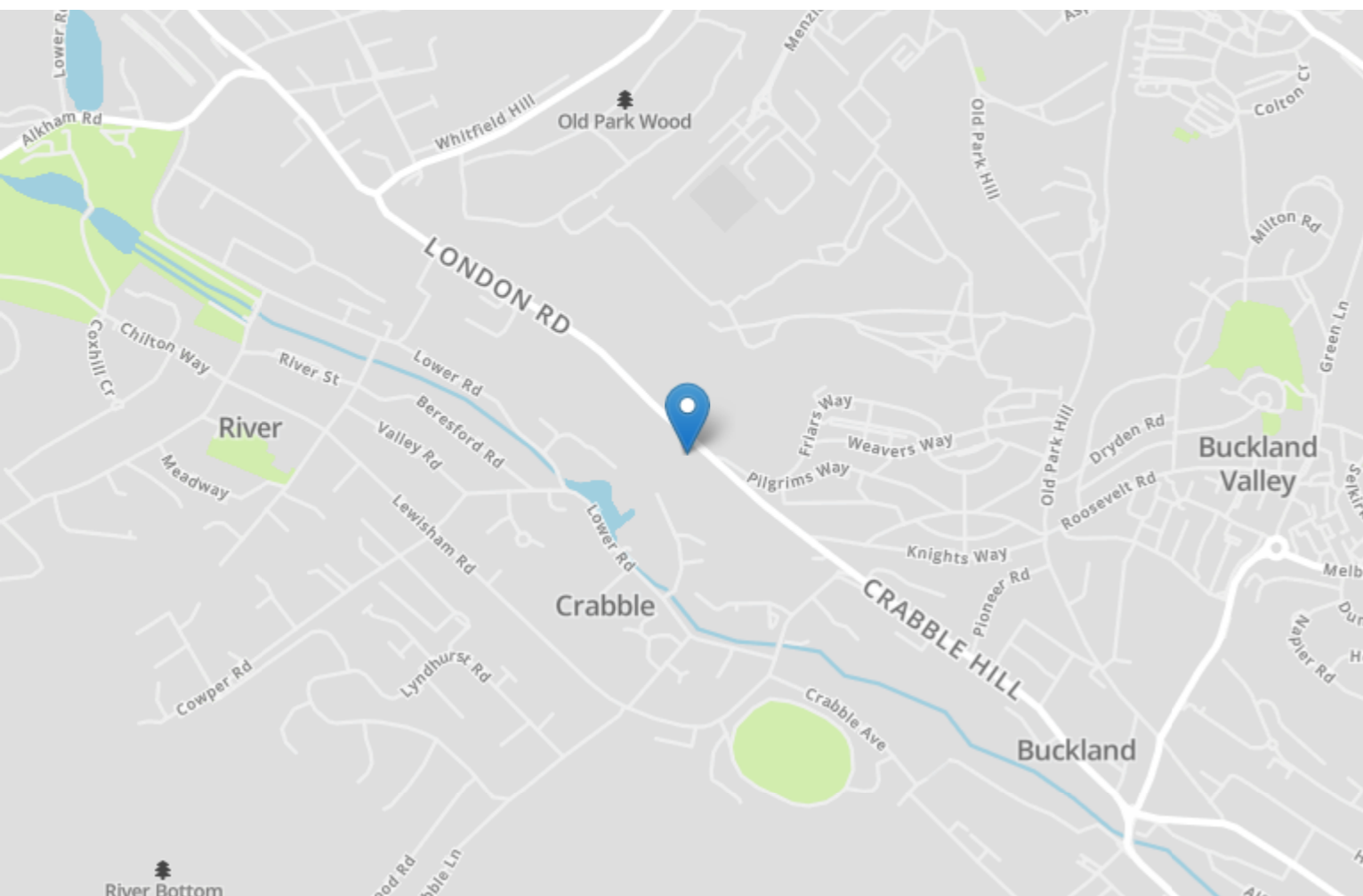


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



29 London Road

RIVER, Dover
CT17 0SF

£490,000 FREEHOLD

Draft Details... Guide Price £490,000-£500,000 | Stunning Three Bedroom Detached Family Home | Garage + Off Road Parking For Numerous Vehicles | Heated Swimming Pool | Balcony | Highly Sought After Location | Conservatory | En Suite To Three Bedrooms | Burnap + Abel are delighted to offer onto the market this Beautiful three bed detached family home located in the highly sought after London Road, River, Dover. This fantastic detached home offers substantial living space which would be ideal for a family. The accommodation offers a wonderful living room boasting views over the valley, dining room with views over the valley, lovely modern fitted kitchen with Quartz worktops and three large bedrooms. Additional benefits include en suites to three of the bedrooms, balcony (accessible from both the lounge and dining room), heated swimming pool measuring 24ft X 16ft (approx), conservatory, large store rooms which could be converted to create extra living space, large sunny rear garden double glazing (majority of double glazing installed 2021), gas central heating (boiler installed 2021 & service April 2022 & April 2023) and garage + off road parking for approximately three cars. The beautiful surrounding walks with its neighbouring villages of Kearsney and Temple Ewell are joy in any season. River primary school comes with an excellent reputation, there traditional public houses nearby and the area has easy access to the centre of historic seaside town of Dover with its high speed rail link into St Pancras, London. For your chance to view call sold agent Burnap + Abel on 01304 279107.



Porch/Front Conservatory

Spacious front conservatory seating area.

Entrance Hall

Under stair storage, radiator, stairs to the first floor and doors leading to;

Lounge

18' 11" x 14' 11" (5.77m x 4.55m) A beautiful light and airy lounge with carpeted floor, feature fire place, radiator, double glazed windows boasting wonderful views over River and door to the balcony.

Dining Room

15' 2" x 12' 6" (4.62m x 3.81m) A spacious dining room with Karndean flooring, feature fire place, radiator and bifold doors leading out to the balcony area offering wonderful views over River.

Balcony

Kitchen

11' 5" x 15' 4" (3.48m x 4.67m) A beautiful modern kitchen with Quartz worktops, mix of wall and base units, breakfast bar, integrated oven/microwave, hob, dishwasher, fridge freezer, Karndean flooring, radiator, cupboards, double glazed windows, access to the utility/downstairs W.C. and door to the garden.

Utility/W.C.

Low level W.C., wash hand basin, radiator, space for washing machine and tumble dryer. Radiator.

First Floor Landing

Carpeted landing, radiator, double glazed window and doors leading to;

Bedroom One

11' 11" x 14' 11" (3.63m x 4.55m) Large double bedroom with carpeted floor, radiator and double glazed windows.

En Suite

Stunning en suite with a free standing bath, walk in shower, low level W.C., wash hand basin and a double glazed window boasting views over River.

Bedroom Two

11' 6" x 11' 11" (3.51m x 3.63m) Double bedroom with carpeted floor built in cupboard, radiator and double glazed window with views over River.

En Suite

Modern en suite with bath, separate shower, wash hand basin, low level W.C., heated towel rail and frosted double glazed window.

Bedroom Three

11' 11" x 12' 5" (3.63m x 3.78m) Double bedroom with carpeted floor, double glazed windows, radiator and cupboard space.

En Suite

Electric shower, low level W.C., wash hand basin and extractor fan.

Store Room

11' 7" x 14' 4" (3.53m x 4.37m) Potential to be converted into extra living space. Radiator, lighting/power and double glazed window. Previous owner had used these rooms as a bedroom with an en suite.

Head height measuring 5'9" (Under beams) & 5'11" (Between beams).

Store Room

11' 6" x 11' 10" (3.51m x 3.61m) Potential to be converted into extra living space. Plumbing for a toilet, boiler (Installed 2021 and serviced in April 2022 and April 2023). Head height measuring 5'9" (Under beams) & 6'4" (Between beams).

Sun Room

18' 4" x 13' 10" (5.59m x 4.22m) Large conservatory with tiled floor and access to the store rooms and garden.

Garden

A large sunny rear garden with a heated swimming pool measuring 24ft x 16ft (approx), paved and large lawn areas, storage space under the garage, outside tap and external power points.

Garage & Off Street Parking

The property has a garage and off street parking for approximately three cars.

Area Information

The picturesque hamlet of River is situated between the historic town of Dover and the neighbouring village of Temple Ewell which stands on the River Dour. There are a number of convenience stores nearby, local athletic ground and beautiful walks around Kearsney Abbey & Russell Gardens, which are within walking distance. There are highly regarded primary and grammar schools nearby. Whitfield lies to the north-east with main brand superstores and easy access to the southern motorway network, with the vibrant Cathedral City of Canterbury just 20 minutes by car. Rail services are available from Kearsney and Dover including the Javelin high speed link to London St Pancras in just over an hour.

