
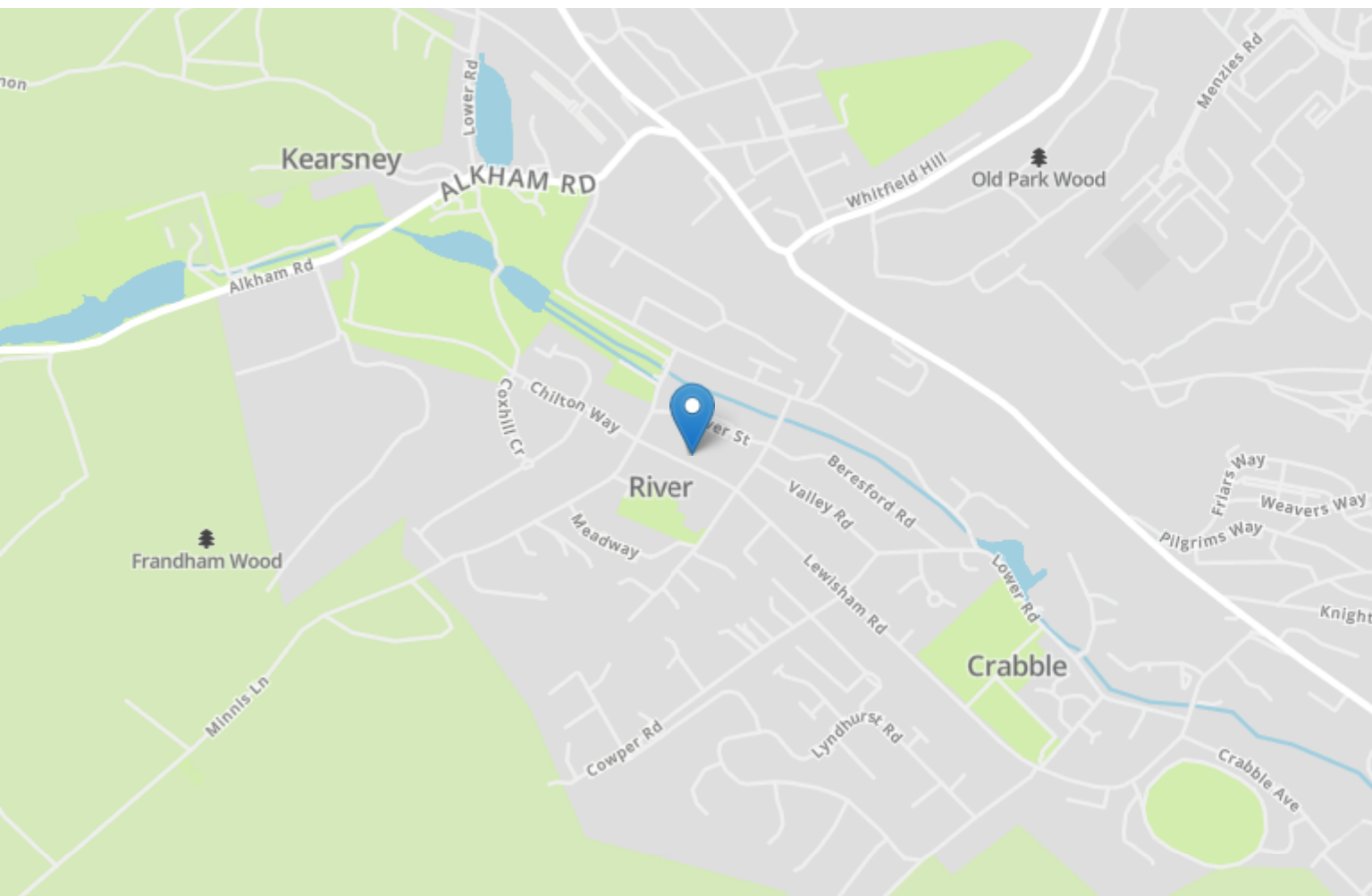


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 178 Lewisham Road

RIVER, Dover  
CT17 0PP

**£335,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL..Wonderful Extended Three-Bedroom Semi-Detached Family Home | Located in the highly desirable village of River, this wonderful extended three-bedroom semi-detached family home offers a superb blend of space, style, and practicality - ideal for a growing family or anyone looking to stay within this popular community. Beautifully presented and thoughtfully extended, the home enjoys a flowing layout with a spacious open-plan kitchen/dining room at its heart - perfect for family life and entertaining. The light and airy lounge features a charming log burner, creating a warm and inviting space for relaxing evenings. Upstairs, you'll find three well-proportioned bedrooms and a beautiful family bathroom, while a downstairs toilet adds everyday convenience. The home also benefits from double glazing and gas central heating throughout. To the rear, a lovely garden provides a peaceful and private outdoor space - ideal for play, entertaining, or simply enjoying the fresh air. Situated within walking distance of the highly regarded River Primary School and close to local shops, countryside walks, and excellent transport links, this home ticks all the right boxes for family living in a sought-after setting. A must-see property for those looking to put down roots in River - For your chance to view call Burnap + Abel on 01304 279107.





Entrance Hall

W.C.

Lounge

14' 1" x 11' 7" (4.29m x 3.53m)

Kitchen/Dining Room

20' 4" x 17' 6" (6.20m x 5.33m)

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Bedroom Three

7' 1" x 6' 6" (2.16m x 1.98m)

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Garden

Area Information

River has several everyday amenities, including a local shop, a village hall, a pharmacy and an outstanding-rated primary school. Dover’s town centre is two and a half miles away, offering a choice of high street shops and a selection of large supermarkets and leisure facilities.

The area is well connected by road, with the A2 a mile and a half away and the A20 providing access to the M20 at Folkestone. Dover Priory mainline station provides services to London St Pancras International, Charing Cross and Victoria, taking between one and two hours.

