

Burnap + Abel The Charlton Centre High St Dover CT16 1TT

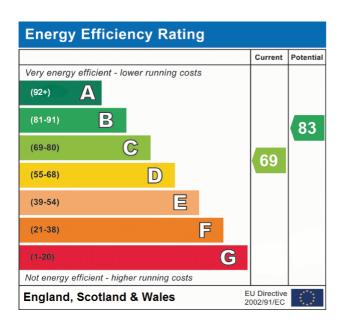
Email Dover@burnapandabel.co.uk

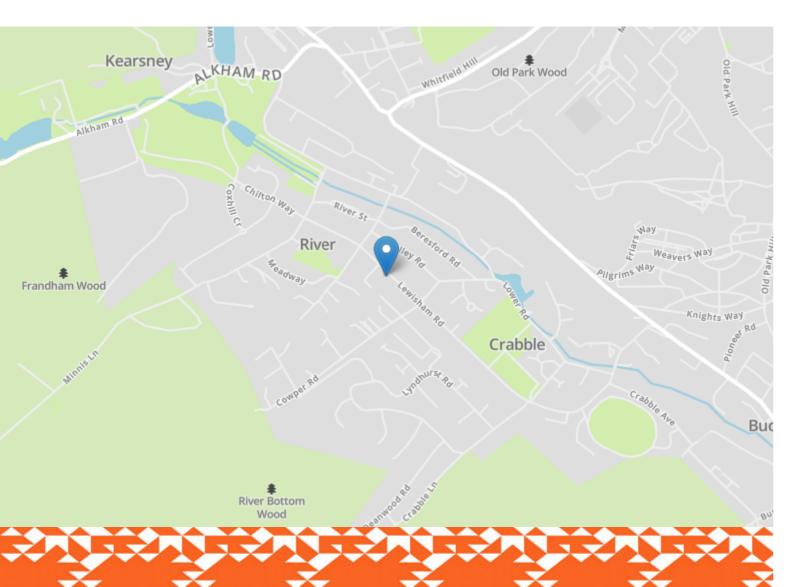
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St Meryl River Lewisham Road

RIVER, Dover CT17 0PA

£550,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this wonderful three bedroom detached bungalow located in the highly sought after rural village location of River and tucked away up a private drive off of Lewisham Road. The accommodation boasts a lounge, kitchen, three double bedrooms, a large light and airy conservatory with tiled roof measuring approximately 21'2" x 15'7", bathroom, double garage and private drive for multiple vehicles, suntrap wrap around gardens boasting a hot tub area and wonderful views across the valley of River, double glazing and gas central heating (boiler annually serviced). This home is situated in the highly sought-after and well regarded village of River with convenient local facilities within walking distance. These include a very popular primary school, a local Co-Op on Lower Road, a pharmacy, public houses and Chinese takeaway. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Kearsney train station is a short distance away and has access to Canterbury East on its route to London Victoria. For your chance to view call sole agent Burnap + Abel on 01304 279107.

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Entrance Hall

Lounge

12'6" x 9'3" (3.81m x 2.82m)

Kitchen

14'6" x 8'11" (4.42m x 2.72m)

Bedroom One

12'7" x 10'5" (3.84m x 3.17m)

Bedroom Two

12'0" x 9'10" (3.66m x 3.00m)

Bedroom Three

10'6" x 9'5" (3.20m x 2.87m)

Bathroom

13'9" x 5'7" (4.19m x 1.70m)

Conservatory

21' 2" x 15' 7" (6.45m x 4.75m)

Gardens

Beautifully maintained and private wrap around gardens -Ideal outside space to relax with a drink while entertaining family and friends.

Double Garage & Driveway

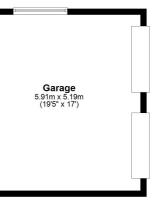
19' 5" x 17' 0" (5.92m x 5.18m) A fantastic double garage and large driveway for multiple vehicles.

Area Information

River is one of the most sought after locations in which to reside in the Dover district. An ideal place to raise a young family with a highly regarded primary school, both grammar and secondary schools within easy reach and green open spaces surrounding the area. The village itself boasts a range of local amenities and is within a short drive to the St James Development retail and leisure complex and Dover seafront which is subject to a significant regeneration programme. If you are looking to commute into the capital then you will be able to access the high speed rail link into St Pancras from Dover Priory station.

Kitchen 4.42m x 2.71m (14'6" x 8'11") Conservatory 6.44m x 4.74m (21'2" x 15'7") Bedroom 3.66m x 2.99m (12' x 9'10")

Outbuilding Approx. 30.7 sq. metres (330.2 sq. feet)





Ground Floor

res (1077.2 sg. feet

