



**Freehold**

**Offers in excess of  
£450,000**

11 London Road  
River  
Dover  
Kent  
CT17 0SF

**MUST VIEW THIS GREAT DETACHED FAMILY HOME ON LONDON ROAD, RIVER. IT OFFERS AMPLE SPACE WITH A LARGE REAR GARDEN. This property has 4 double bedrooms, large lounge/diner, family room, kitchen and breakfast room. Further benefits includes mostly double glazing, gas central heating and garage.**

#### **Local Information**

Located 1.6 from the centre of Dover.

Nearest primary school:  
River Primary School  
0.4 miles

Nearest secondary school:  
Dover Christ Church Academy  
0.8 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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Situated in the popular London Road area of River. River village itself boasts a number of amenities, including a Post Office and Co-op store, public houses and a well-regarded primary school. The property is a short distance from the main-line railway at Kearsney, and closeby is Kearsney Abbey and Russell Gardens. From the property there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Dover town centre is only a short drive away, with easy access to Priory main-line railway station with the fast-link train to St Pancras in just over 1 hour 10 minutes. Also within the town is a good range of secondary schools, together with Dover Boys' and Girls' Grammar Schools.

A detached family home in London Road, River. This house comprises on the ground floor an entrance hall, lounge/dining room, kitchen and breakfast room, family room and conservatory. 4 double bedrooms, bathroom, separate WC, shower room to the first floor. Large rear garden, garage and driveway. Further benefits include gas central heating and mostly double glazing.

Early Viewing is Highly Recommended.

The accommodation comprises  
(measurements are maximum, taken into bays and extremes):-

### GROUND FLOOR

Door opening to entrance hall.

#### Entrance Hall

Radiator. Window. Doors to all rooms. Stairs to first floor. Understairs storage cupboard, light, window, wall mounted boiler and electric consumer box.

#### Lounge/Diner 24'3 x 14'10

Double glazed window to front. 2 x radiator. Open fire. Window to side and rear. Door to conservatory.

#### Conservatory 17'6 x 5'10

Double glazed windows to rear and side. Tiled floor. Double glazed door to side and to rear garden.

#### Family Room 15'11 x 12'11

Double glazed window to rear. Radiator. Gas fire.

#### Kitchen 11'9 x 10'4

Range of wall and base units with work surface over. 1 bowl butler sink with tiled splashbacks. 2 x double glazed windows to front. Space for range cooker, washing

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machine, dishwasher and fridge/freezer. Sliding door into breakfast room.

Breakfast Room 12'11 x 10'

Radiator. Cupboard. Double glazed door to rear. Door with steps down to lobby area.

Lobby Area

Double glazed door to rear. Door to WC and pantry.

WC

Low level WC. Handwash basin. Frosted double glazed window to side.

Pantry

Storage and shelving.

## FIRST FLOOR

Landing - Window to front with secondary glazing. Doors to all rooms.

Bedroom 1 15'5 into bay x 12'11

Radiator. Double glazed window to rear. Wardrobe.

Bedroom 2 14'11 x 14'9 into bay

Radiator. Double glazed window to rear. Fireplace.

Bedroom 3 14'6 x 10'

Radiator. Double glazed window to rear. Wardrobe.

Bedroom 4 10'7 x 10'4

Radiator. Double glazed window to front. Wardrobe.

Bathroom 10'4 x 6'5

Panelled bath with shower attachment with tiling around. Hand wash basin. Airing cupboard housing water tank. Loft access. Frosted double glazed window to front. Radiator.

WC

Low level WC. Frosted double glazed window to front.

Shower Room

Cubicle with electric shower, with tiling around. Low level WC. Hand wash basin. Radiator. Cupboard. Double glazed window to front.

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## OUTSIDE

Front garden - Driveway space for 1 car. Garage with power and light. Side access to both sides. Laid to lawn with shrubs and trees.

Rear garden - 2 x sheds. Lean to. Patio area. Coal bunker. Laid to lawn with trees and shrubs around. Pond. Views over the hills.

Energy performance certificate - D (65)

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

F

Viewing

Strictly by arrangement with Tersons

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