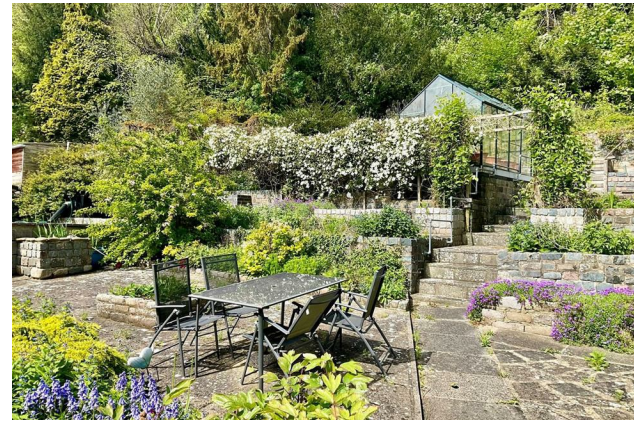


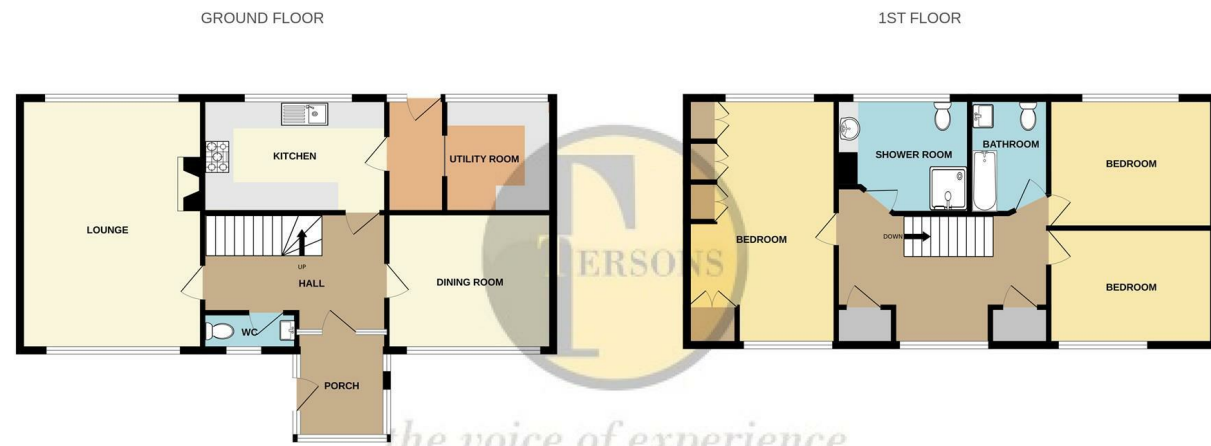


the voice of experience



£410,000

38 Coxhill Gardens, River, Dover CT17 0PX



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- **FANTASTIC FAMILY HOME**
- **CHAIN FREE**
- **OFF ROAD PARKING & GARAGE**
- **MODERN KITCHEN AND UTILITY ROOM**
- **LOUNGE & DINING ROOM**
- **ENERGY RATING - D (65)**

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To arrange a viewing please call **01304 246111**



THIS DETACHED HOUSE WILL MAKE A WONDERFUL FAMILY HOME. Spread over two floors, on the ground floor is a lounge, dining room, WC and modern kitchen and utility room. On the first floor are three bedrooms, bathroom and shower room. Further benefits include double glazing and gas central heating.

To the outside is ample off road parking, garage and front & rear gardens.

An early viewing is highly recommended on this chain free property.

The property is situated in popular River village, and is within walking distance of the local Post Office/Pharmacy, the Co-Op, the well regarded River Primary School and pretty Kearsney Abbey Gardens. There is a regular bus service from River and train station at Kearsney. From River there are excellent access routes to the A2/M2 to Canterbury and London and the M20 via the Alkham Valley. Dover Priory railway station with its fast-link train to St Pancras in just over 1 hour 10 minutes is also close-by.

The property was originally built with four bedrooms, but in the past one of the bedrooms and been converted to a shower room.

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

GROUND FLOOR

Double glazed door opening to entrance porch.

Entrance Porch

6'6 x 5'3 (1.98m x 1.60m)

Double glazed window to front. Double glazed door to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Under stairs space. Doors to lounge, kitchen, dining room and WC.

Lounge

18' x 13'4 (5.49m x 4.06m)

Double glazed windows to front and rear. Radiator x 2. Fireplace with gas fire.

Dining Room

12'3 x 9'2 (3.73m x 2.79m)

This room is currently being used as a second lounge. Double glazed window to front. Radiator.

Kitchen

13'5 x 8'4 (4.09m x 2.54m)

Fitted with a modern range of worktop base and wall units. Integrated double oven and hob with extractor over. Integrated fridge and dishwasher. Cupboard containing the boiler. Double glazed window to rear. Double glazed door to rear lobby.

Rear Lobby

Double glazed door to utility room.

Utility Room

9'10 x 8' (3.00m x 2.44m)

Fitted with a range of worktop base and wall units. Space for fridge, freezer, washing machine and tumble dryer. Double glazed window to rear. Cupboard containing electric consumer box.

WC

Low level WC and wash basin. Frosted double glazed window to front.

FIRST FLOOR

Landing

Double glazed window to front. Two storage cupboards. Loft access. Doors to all rooms.

Bedroom 1

18'2 max x 10'9 (5.54m max x 3.28m)

Double glazed windows front front and rear. Radiator x two. Storage cupboard and built in wardrobes.

Bedroom 2

12'2 x 9'6 (3.71m x 2.90m)

Double glazed window to front, Radiator.

Bedroom 3

12'3 x 8' (3.73m x 2.44m)

Double glazed window to front, Radiator.

Bathroom

8'1 x 5'6 (2.46m x 1.68m)

Panelled bath with separate shower over. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

Shower Room

9'9 x 8'3 (2.97m x 2.51m)

Large shower cubicle. Low level WC and wash basin with cupboard under. Double glazed window to rear. Heated towel rail.



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