



Property Details

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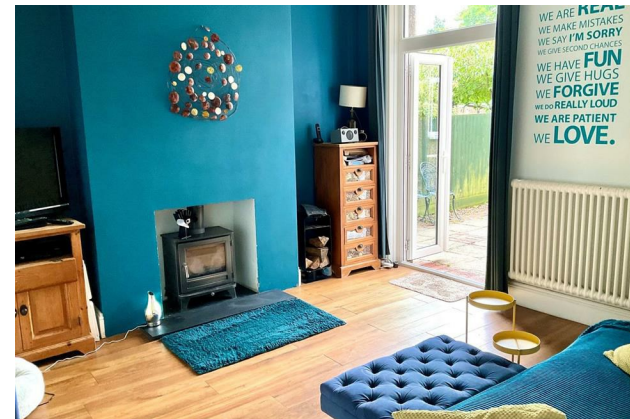
£450,000

97 Lewisham Road, River, Dover CT17 0PA

- **FANTASTIC THREE DOUBLE BEDROOM FAMILY HOME**
- **GOOD SIZE REAR GARDEN**
- **THREE RECEPTION ROOMS**
- **SPACIOUS GARDEN ROOM**
- **DRIVEWAY TO REAR**
- **ENERGY RATING - D (62)**



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



*** OPEN HOUSE THURSDAY 26th JUNE - CALL TERSONS TO REGISTER ***

THIS THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE MAKES AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor are three reception rooms, kitchen and WC. On the first floor are three bedrooms and bathroom. The property benefits from double glazing and gas central heating.

To the outside are good size rear gardens with spacious garden room which will make an ideal work from home area or games room/bar. There is a garage/storage space and off road parking.

An early viewing is highly recommended.

Situated in the well regarded village of River with local facilities including primary school, Co-Op store, pharmacy, public houses and chinese takeaway. Dover town and a selection of secondary schools, including the Girl's and Boy's Grammar Schools, are approximately 2-3 miles away. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Close by is the railway station at Kearsney and Dover Priory mainline railway station, with the fast link train to London St Pancras in 1 hour and 5 minutes, is also a short drive away.

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

GROUND FLOOR

Front door opening to entrance hall. Radiator. Stairs to

first floor and doors opening to lounge and family room.

Lounge

13'7 into bay x 11'6 (4.14m into bay x 3.51m)

Double glazed bay window to front. Open fireplace and surround. Radiator.

Family Room

12'5 x 11'9 (3.78m x 3.58m)

Double glazed patio doors opening to rear garden. Radiator. Wood burner. Under stairs cupboard with electric meter and consumer board. Door to kitchen.

Kitchen

11'8 x 8'2 (3.56m x 2.49m)

Fitted with a range of worktop base and wall units. Integrated oven and 5 burner hob with extractor over. Space for fridge/freezer and dishwasher. Double glazed window to side. Door to inner hallway area.

Inner Hallway

Doors to WC and utility cupboard. Open to dining room.

WC

Low level WC and wash basin.

Utility Cupboard

Space for washing machine and tumble dryer. Wall mounted boiler and gas meter.

Dining Room

13'2 x 7'8 (4.01m x 2.34m)

Double glazed window to rear and bi-fold doors opening to garden.

FIRST FLOOR

Landing

Loft access with pull down ladder. Doors to bedrooms and bathroom.

Bedroom 1

15'2 x 11'4 (4.62m x 3.45m)

2 x double glazed windows to front. Radiator.

Bedroom 2

11'9 x 10'1 (3.58m x 3.07m)

Double glazed window to rear. Radiator.

Bedroom 3

11'6 x 8'2 (3.51m x 2.49m)

Double glazed window to rear. Radiator.

Bathroom

6'2 x 5'3 (1.88m x 1.60m)

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

OUTSIDE

Front - Path to front door. Gate leading to side access to rear. Lawn area.

Rear garden - Patio area leading to good size rear garden which is mainly laid to lawn.

Access garden room. Gate to rear parking area, which is accessed from the rear track off Cowper Road.

Garage/Storage space - 15'7 x 8'2 Up and over door. Door to garden room.

Garden Room

14'8 x 12'9 (4.47m x 3.89m)

Double glazed windows to front. Door to garage. Power & light. On the outside of the garden room is an outside tap.

Energy Rating - D (62)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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