



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  2x 

**Lyndhurst Road, River,  
Dover, Kent, CT17**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Elevated position
- Garage and off-road parking, ideal for when the guests visit
- Ever popular village of River
- No onward chain complications
- River village has a Co-op, church, pharmacy and has a regular bus service

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen : 11'9 x 10'8 (3.58m x 3.25m)

Bathroom

Bedroom 2 : 10'9 x 10'0 (3.28m x 3.05m)

Bedroom 1 : 13'4 x 10'9 (4.07m x 3.28m)

Lounge : 14'8 x 10'8 (4.47m x 3.25m)

Conservatory : 14'8 x 7'5 (4.47m x 2.26m)

### OUTBUILDING

Garage

### OUTSIDE

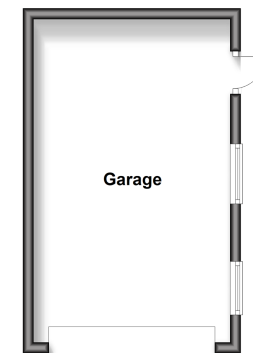
Front and Rear Garden

Off Road Parking

**Ground Floor**  
Approx. 75.9 sq. metres (817.0 sq. feet)



**Outbuilding**  
Approx. 22.5 sq. metres (241.7 sq. feet)



**Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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