



OVER 60?

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

Price

£400,000

Freehold

4x  2x  2x 

**Byllan Road, River,
Dover, Kent, CT17**

Wards

Helping you move forwards



Main features

- Sought after location of River
- Summer house with power, perfect for a home gym or office
- Off road parking with electric charging point
- With a primary school, shop, park & only a short walk to Kearsney Abbey, ideal for a family
- Easy transport links

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge : 12'0 x 11'9 (3.66m x 3.58m)
 Dining Area : 12'2 x 12'2 (3.71m x 3.71m)
 Kitchen : 11'6 x 7'4 (3.51m x 2.24m)
 Bathroom
 Bedroom 4 : 9'4 x 8'6 (2.85m x 2.59m)

FIRST FLOOR

Landing
 Bedroom 1 : 16'8 x 9'2 (5.08m x 2.80m)
 Bedroom 3 : 11'2 x 10'6 (3.41m x 3.20m)
 Shower Room
 Bedroom 2 : 12'0 x 11'7 (3.66m x 3.53m)

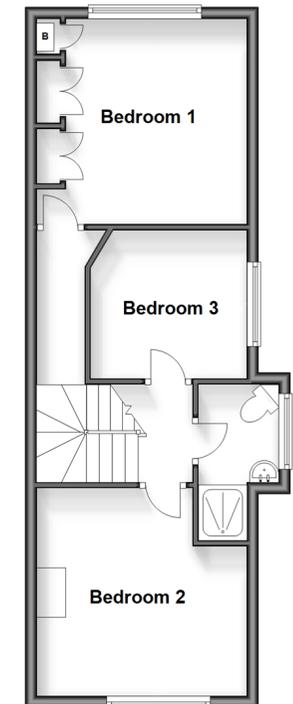
OUTSIDE

Parking With Electric Point
 Rear Garden
 Summer House : 11'7 x 9'4 (3.53m x 2.85m)

Ground Floor
 Approx. 66.1 sq. metres (711.3 sq. feet)



First Floor
 Approx. 42.9 sq. metres (461.8 sq. feet)



Call Dover - 01304 214876 ■ 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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