



**Guide Price**  
**£290,000**

**Freehold**

2x  1x  2x 

**Valley Road, River, Kent,  
CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- No onward chain meaning this could be yours sooner than you think
- Off-road parking
- Sought after village location
- Immaculately presented throughout
- Walking distance to the local shop and Kearsney Abbey Park

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 10'7 x 9'8 (3.23m x 2.95m)

Dining Area: 12'9 x 10'4 (3.89m x 3.15m)

Kitchen : 9'2 x 7'2 (2.80m x 2.19m)

Conservatory : 13'1 x 10'4 (3.99m x 3.15m)

Downstairs Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1 : 12'8 x 10'4 (3.86m x 3.15m)

Bedroom 2 : 10'5 x 7'5 (3.18m x 2.26m)

Family Bathroom

### OUTSIDE

Front Garden

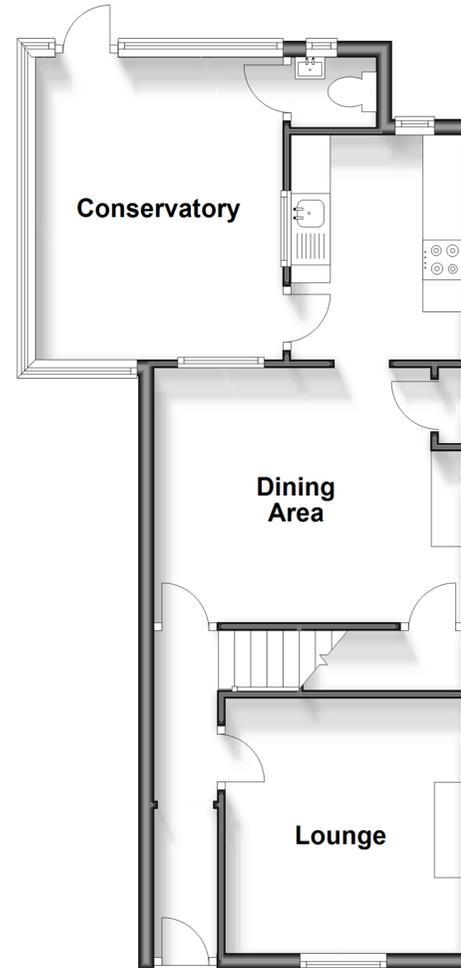
Rear Garden

Off Road Parking

Shed

### Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



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