



Guide Price
£400,000

Freehold

4x  1x  2x 

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

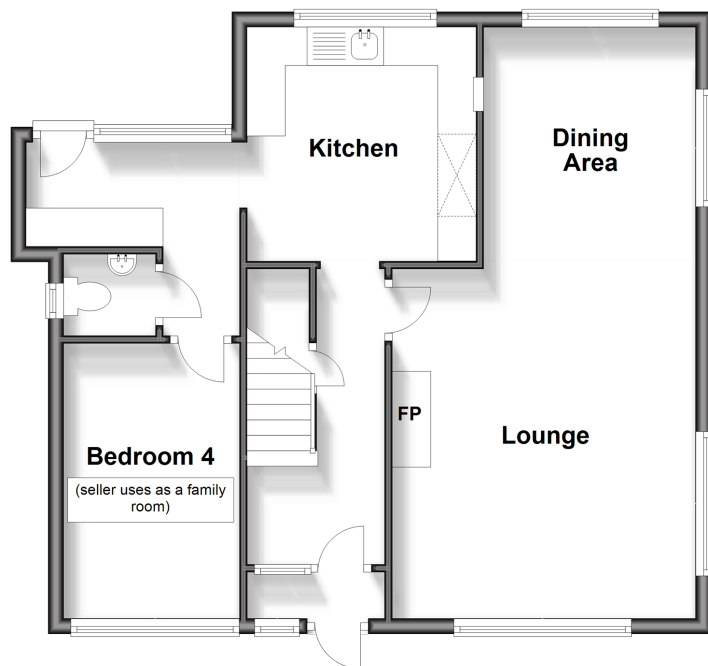
OVER 60?

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

Wards
Helping you move forwards

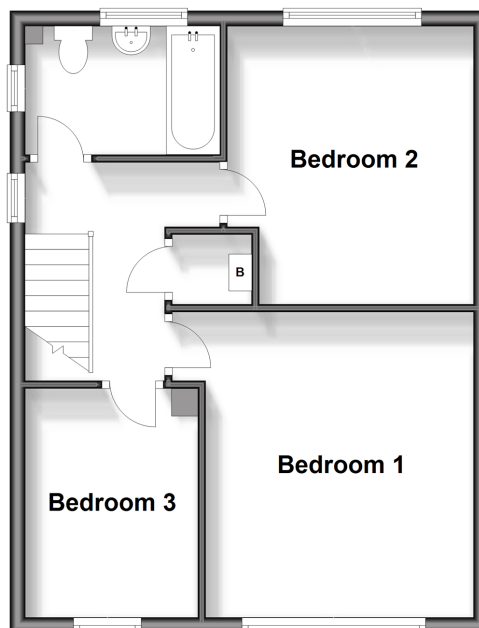
Ground Floor

Approx. 60.9 sq. metres (655.0 sq. feet)



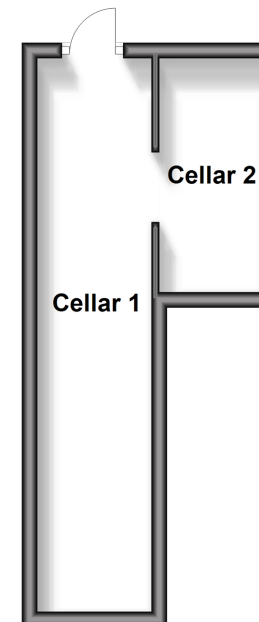
First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Basement

Approx. 15.3 sq. metres (164.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hallway
Dining Area : 10'2 x 8'9 (3.10m x 2.67m)
Lounge : 14'9 x 12'9 (4.50m x 3.89m)
Kitchen : 9'9 x 9'9 (2.97m x 2.97m)
Utility : 8'8 x 4'4 (2.64m x 1.32m)
Downstairs Cloakroom
Bedroom 4(Used As Family Room): 10'7 x 7'6 (3.23m x 2.29m)

FIRST FLOOR

Landing
Bathroom : 8'3 x 5'5 (2.52m x 1.65m)
Bedroom 1 : 12'9 x 11'4 (3.89m x 3.46m)
Bedroom 2 : 11'9 x 10'4 (3.58m x 3.15m)
Bedroom 3 : 9'6 x 7'3 (2.90m x 2.21m)

BASEMENT (USED FOR STORAGE)

(Accessible From The Garden)
Cellar 1
Cellar 2

OUTSIDE

Front Garden
Rear Garden
Plenty Of Off Driveway Parking



Main features

- Extended family house
- River is a beautiful village outside of Dover
- Property has 2 driveways, so plenty of off road parking
- Garage has been converted offering additional space
- The garden has a large cellar space for storage, under the house



Nearest Schools

Primary Schools: River Primary 0.3 miles, White Cliffs Primary College for the Arts 0.6 miles, Green Park Community Primary 0.8 miles
Secondary Schools: Dover Grammar School for Boys 0.8 miles



Transport Information

Train Stations: Kearsney 0.7 miles, Dover Priory 1.4 miles, Martin Mill 3.6 miles



Address

Lyndhurst Road, River, Dover, Kent, CT17



Directions

For directions to this property please contact us.



Call Dover Branch 01304 214876 ■ 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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