

Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777



Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Guide Price £365,000

Beresford Road, River, CT17

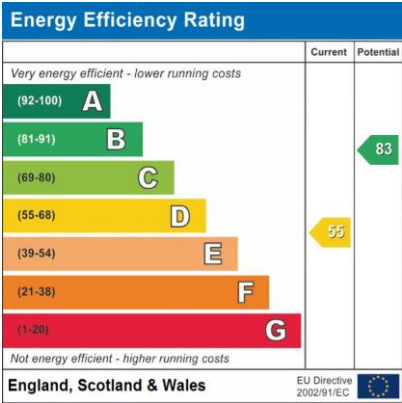


- No Onward Chain
- 'L' Shaped Living/Dining Room
- Ground Floor Shower Room & Separate Utility Room
- Well Presented Detached Family Home
- Glorious Conservatory
- Three Piece Family Bathroom
- Four Bedrooms
- Large Kitchen/Breakfast Room
- Enclosed Rear Garden

Set within the delightful village of River enjoying scenic views, this four-bedroom detached property would make the perfect family home. Approached by a large driveway providing ample off-road parking, the property is greeted by a welcoming hallway leading to the 'L' shaped living/dining room with a feature fireplace and access to the glorious conservatory which enjoys stunning views across the garden. The generous kitchen/breakfast room has an extensive range of wall & base units, storage and counter space. Furthermore, there is a ground floor shower room ideal for easy access and a separate utility room which provides further storage. To the first

floor, there are four well-proportioned bedrooms, the two main bedrooms offer useful built-in wardrobes, together with a three-piece family bathroom. Externally, the enclosed rear garden is the perfect place to entertain with paved patio areas and a well-maintained lawn. Additionally, there is a garage. The desirable village of River has been long favoured with local amenities only a stone's throw away. This includes a highly rated Ofsted primary school and Lakeland parks of Kearsney Abbey and Russell Gardens. There is also good access to the nearby commuting roads including the A2 dual carriageway and mainline railway station at Kearsney. The Alkham Valley Road provides a pretty drive to Folkestone, the M20 Motorway and beyond.

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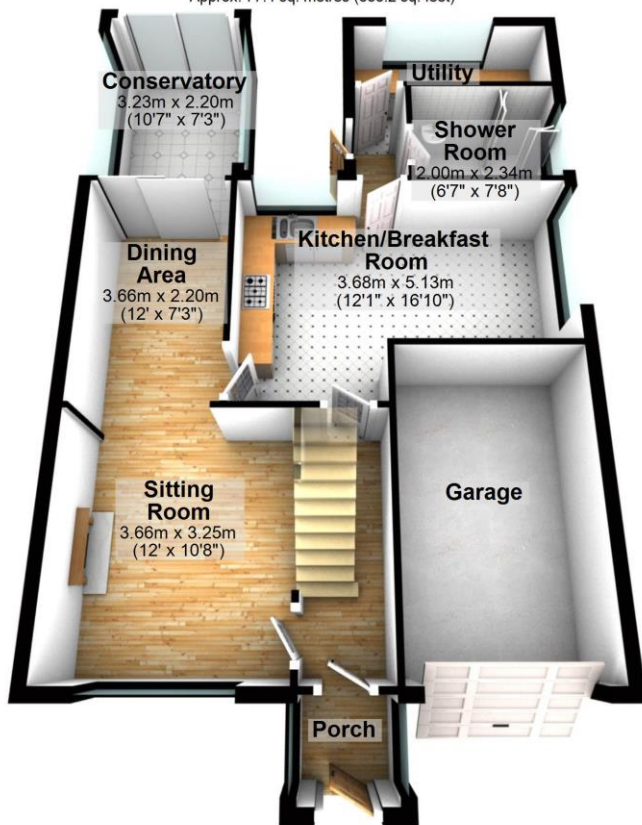






Ground Floor

Approx. 77.4 sq. metres (833.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)

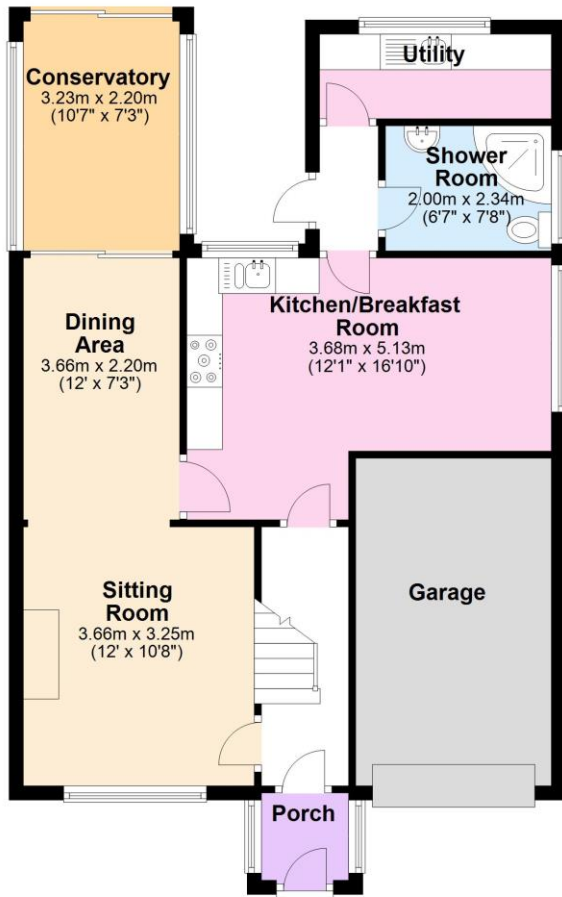


Total area: approx. 117.5 sq. metres (1265.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.

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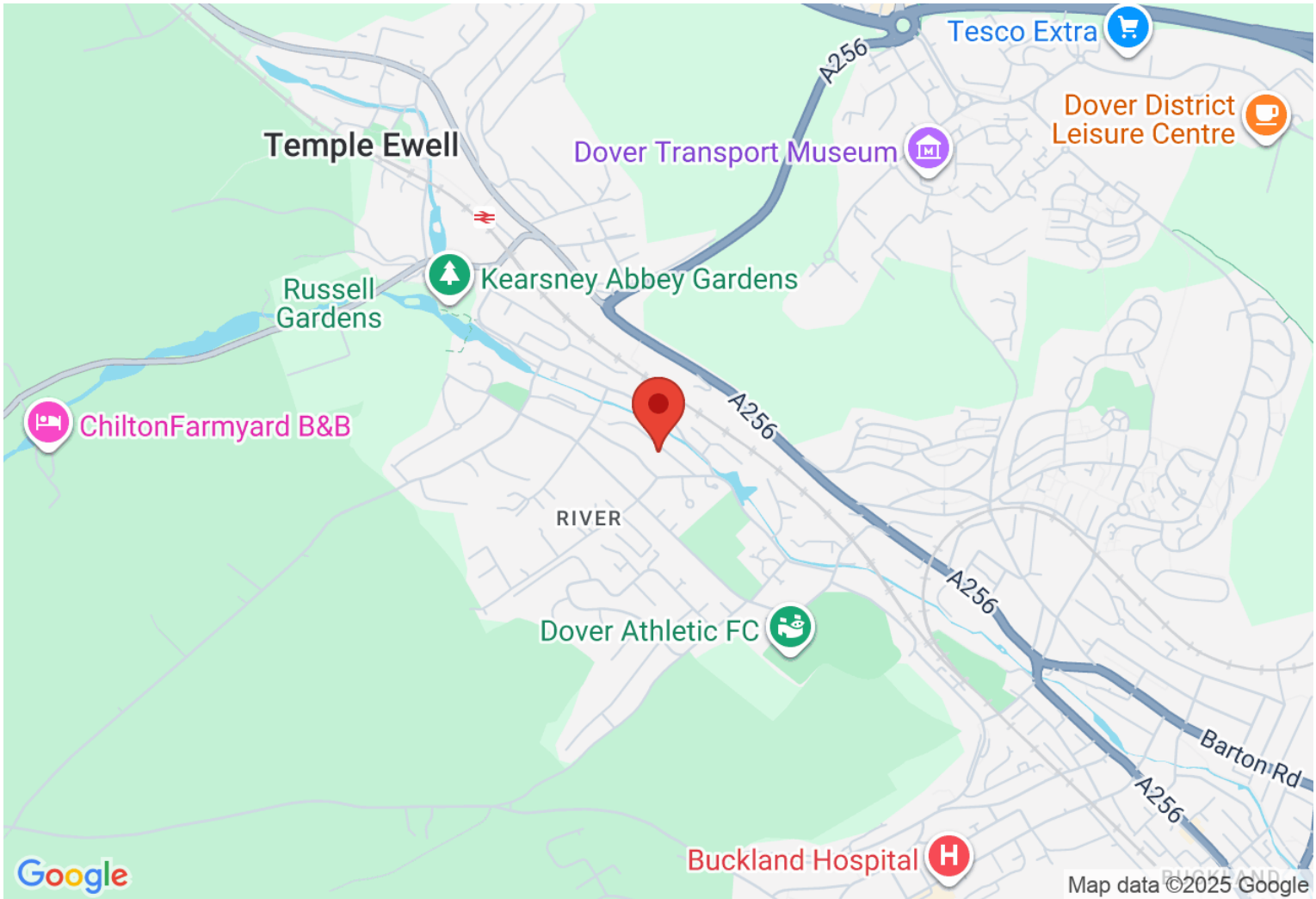


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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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