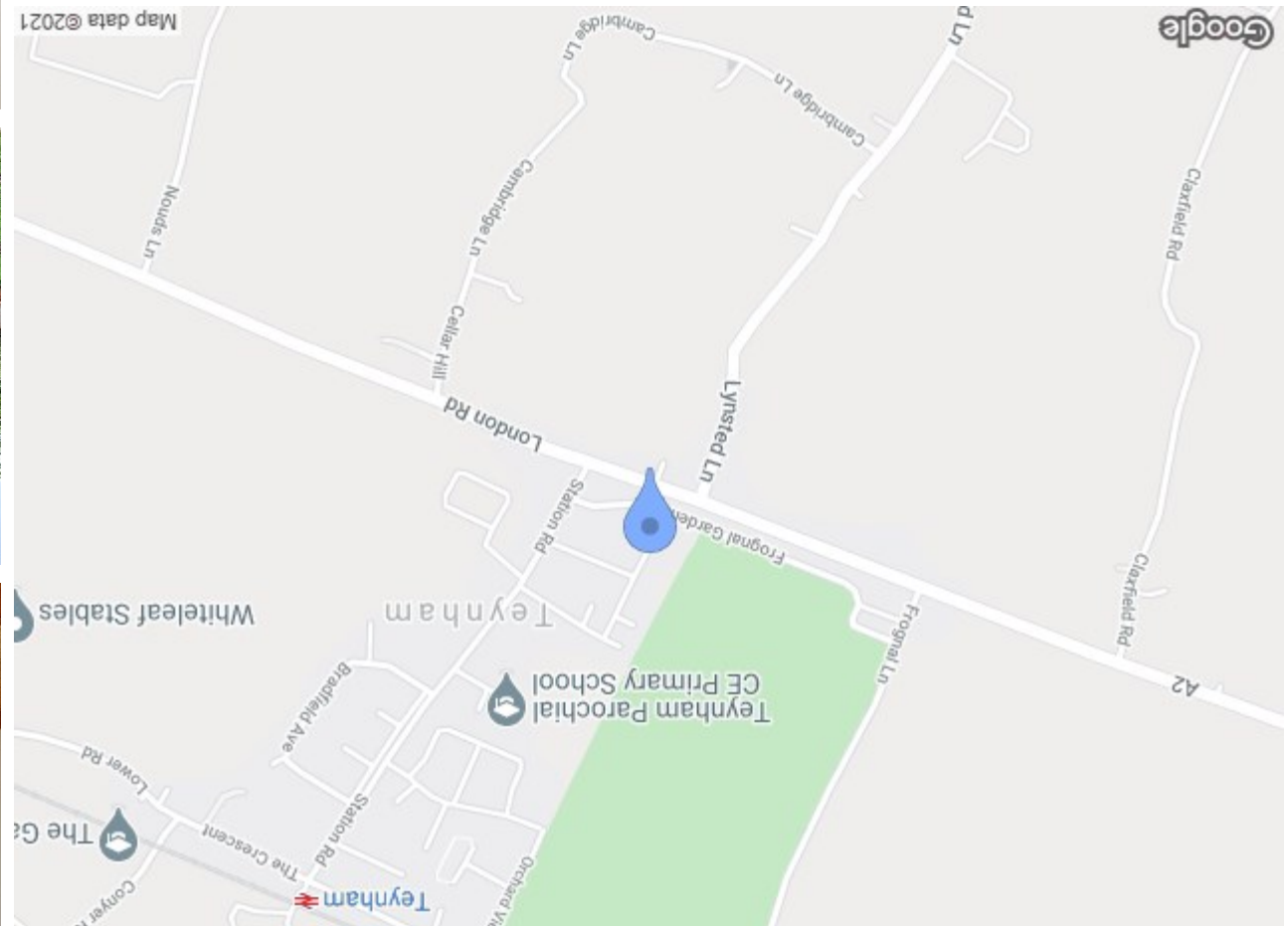


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(43-54)	E
(31-42)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	79
Possible	58



56 LONDON ROAD SITTINGBOURNE



56 LONDON ROAD SITTINGBOURNE

£480,000



4 Limes Place Preston Street, Faversham, ME13 8PQ
t. 01795 507111 e. faversham@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT

- Four Bedroom Detached Home
- Spacious
- Modern
- Good Off Street Parking Front & Rear
- Lovely Garden
- Garaging

LOCATION

Teynham is a thriving village situated some 4 miles to the west of Faversham and providing excellent road and rail access to Sittingbourne. The village boasts a school, several pubs, train station and local shops, hair dressers, post office and restaurants. Teynham offers a variety of properties ranging from period farmhouses through to modern bungalows.

ABOUT

Miles and Barr are delighted to offer this impressive four bedroom detached home in Teynham.

With spacious open plan living, good accommodation and an impressive plot this is a home that will suit many families looking for that up-size.

The accommodation in brief comprises - Internal, Ground Floor - entrance hall, WC, study/home office, large 'L' shaped lounge diner with log burner and bifold doors to the garden, beautiful extended modern kitchen. First Floor - Four good sized bedrooms, one of which is currently used as a home office and the family bathroom with corner bath. External - there is good off street parking to the front and the rear of the property for multiple vehicles, the rear garden has a good mix of patio and lawn, there are mature trees and shrubs plus flower beds, beyond the garden sits a large double pitched roof garage.

With all this internal space, the doors open to the patio seating area in the the summer, this home would suit a growing family and be a great place to entertain friends and family!

Please check out the virtual tour to appreciate all on offer and then call Miles & Barr on 01795 507111 to arrange your viewing.

DESCRIPTION

- Internal
- Ground Floor
- Entrance Hall
- WC
- Study / Home Office 7'9" x 7'10" (2.38 x 2.39)
- Lounge
- 'L' Shaped Open Plan Lounge Diner 24'6" x 20'3" max (7.47 x 6.18 max)
- Kitchen 18'9" x 8'11" (5.73 x 2.73)
- First Floor
- Bedroom 1 12'0" x 10'9" (3.67 x 3.29)
- Bedroom 2 13'1" x 11'7" (4.01 x 3.54)
- Bedroom 3 12'1" x 8'11" (3.69 x 2.73)
- Bedroom 4 10'10" x 8'11" (3.32 x 2.72)
- Family Bathroom 7'10" x 7'10" (2.39m x 2.39m)
- External
- Off Street Parking to the front & rear (to the front & rear)
- Rear Garden
- Double Garage

