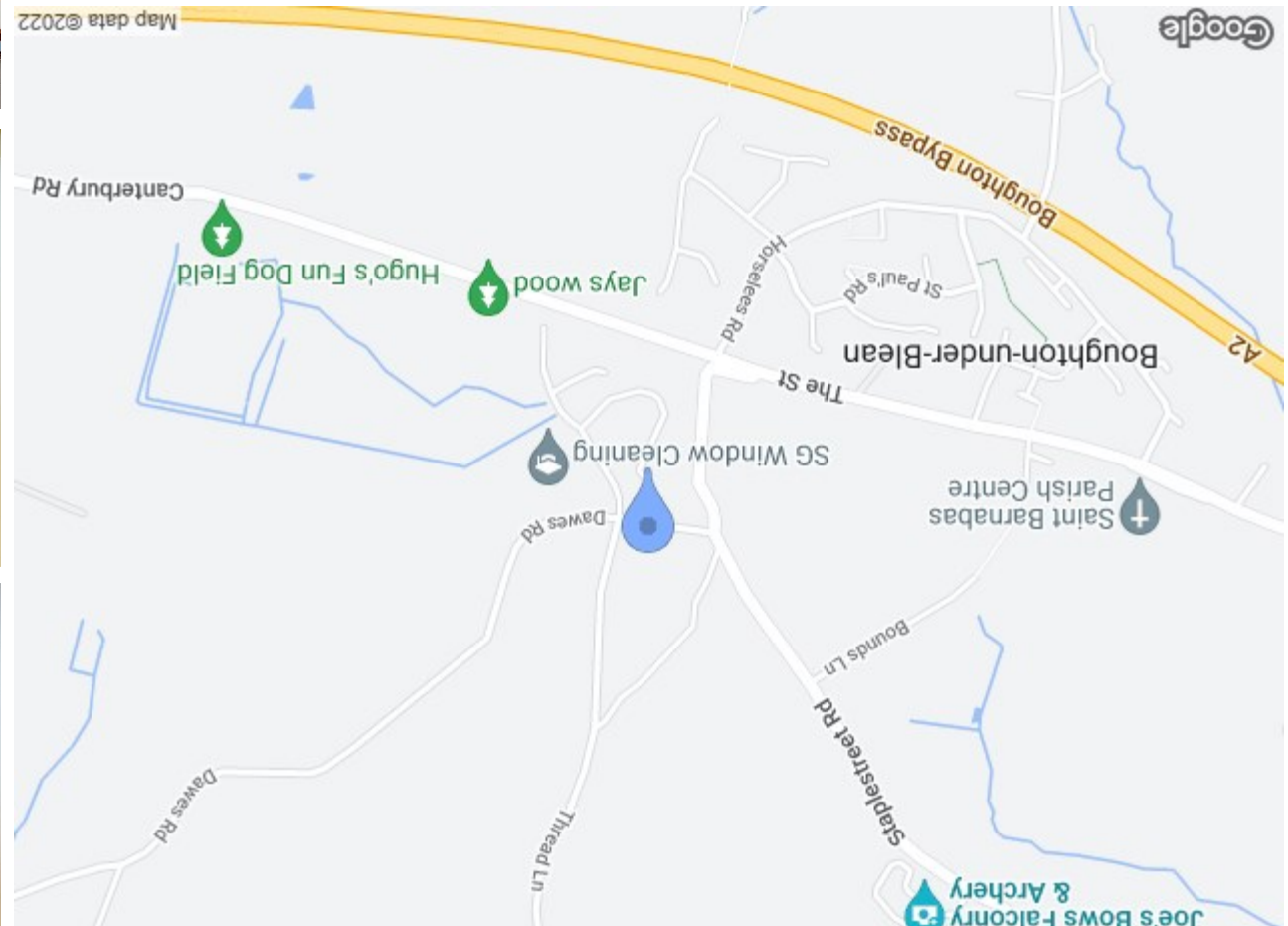


www.milesandbarr.co.uk/referral-fee-disclosure

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 and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) 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:



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
(45-54)	E
(21-30)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	69
Potential	85



BERKELEY CLOSE  
FAVERSHAM

£450,000

- Council Tax Band - C
- Located At The End Of A Quiet Cul-De-Sac
- Perfect For Any Growing Family
- Well Presented Throughout
- Handy Utility Room
- Spacious Three Bed Semi Detached House
- Large Living Area With Open Plan Kitchen/Diner
- Off Street Parking
- Generous Sized Garden
- Highly Desirable Village Location

## LOCATION

Boughton and Dunkirk are ideally situated almost equidistant between Faversham and Canterbury. Highly popular and with excellent access to the M2, the village of Boughton boasts a popular primary school, a selection of pubs and restaurants, village shop and bus stops serving both Faversham and Canterbury. From Dunkirk and Boughton there are some lovely walks either deep into the Kent countryside or north towards the coast and for garden lovers there is an excellent garden centre.

## ABOUT

Nestled at the end of a highly desirable cul-de-sac in the sought after village of Dunkirk, this deceptively spacious three bed semi detached house offers all the space any growing family could wish for.

Walking in through the hallway, this fantastic family home offers a handy utility room to the left hand side, along with a downstairs WC. Straight ahead is the large living area which leads into the stunning open plan kitchen/diner, perfect for those family meals and entertaining.

Boasting three generous sized bedrooms to the first floor as well as a family bathroom, this stunning home offers ample storage throughout.

With off street parking to the front of the property and a good sized secluded garden to the rear, this rare to the market property is not to be missed.

Please call Miles & Barr to book your viewing now.

## DESCRIPTION

### Ground Floor

Downstairs WC 2'6 x 2'4 (0.76m x 0.71m)

Utility Room 9'3 x 3'11 (2.82m x 1.19m)

Lounge 15'2 x 12'3 (4.62m x 3.73m)

Kitchen/Diner 15'5 x 13'9 (4.70m x 4.19m)

### First Floor

Bedroom One 9'2 x 8'11 (2.79m x 2.72m)

Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)

Bedroom Three 8'9 x 8'0 (2.67m x 2.44m)

Bathroom 7'9 x 5'11 (2.36m x 1.80m)

### External

Off Street Parking

Generous Sized Rear Garden

