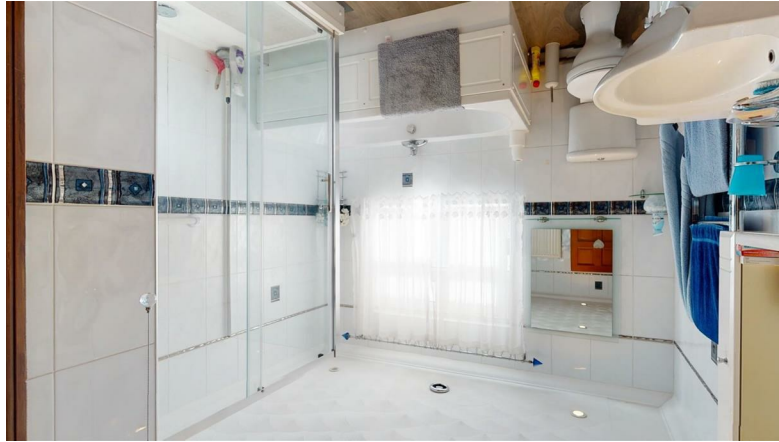
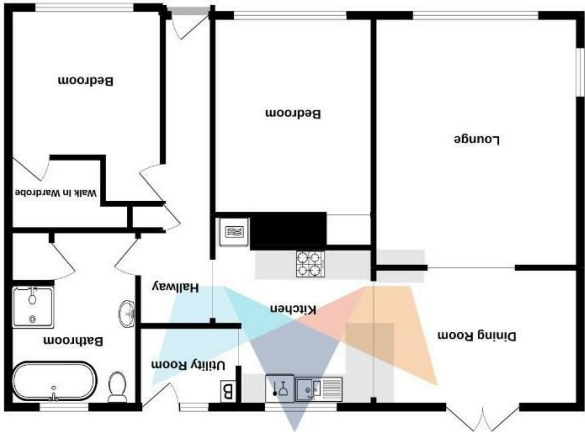


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 detail, 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Energy inefficient - higher running costs	D (55-68)
Very energy inefficient - higher running costs	E (43-54)
	F (21-30)
	G (1-20)
Current	93
Possible	94



GROUND FLOOR  
117.3 sq.m. (1263 sq.ft.) approx.

BRAMLEY AVENUE FAVERSHAM

OFFERS OVER £425,000



BRAMLEY AVENUE  
FAVERSHAM



- Rare to the market two bed detached bungalow
- Large corner plot
- Ample living space
- Well presented throughout
- Highly sought after area
- Generous sized garden
- Large garage
- Just minutes walk from Faversham town centre
- Easy access to A2/M2

## LOCATION

Faversham is one of England's most historic and charming towns, nestled between the Kent Downs and the austere beauty of its coastal wetlands. This picturesque market town is steeped in history with nearly 500 listed buildings, the famous Shepherd Neame Brewery, Britain's oldest which was founded in 1698 and a thriving Town Centre which was nominated as a Rising Star in the Great British High Street Awards in October 2015. Hosting markets every Tuesday, Friday and Saturday, the 'Best of Faversham' market is on the first and third Saturday of each month, with Antiques and Vintage on the first Sunday. Faversham dates from pre-Roman times, is mentioned in the Domesday Book and is a bustling place with a fine range of independent shops. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has some of the best walking in England, with way-marked routes through stunning Kent countryside with cycle route 1 passing through. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. Two minutes from the M2 and just over an hour from London by mainline train as well as the High Speed Rail Link, Faversham is easily accessible and is an excellent base for exploring local leisure activities and places of interest from country houses and gardens to the national fruit collection to internationally important nature reserves.

## ABOUT

Situated on a corner plot in one of the most desirable areas of Faversham, this well presented two bed semi-detached bungalow is the ultimate property for anyone preferring to live on one level whilst not compromising on space.

Boasting two good sized bedrooms, an open plan kitchen/dining area, lounge and bathroom, this stunning home is perfect to relax and unwind in.

With the additional benefit of a utility room, this rare the market bungalow offers a generous sized garden, two driveways and garage.

Just minutes walk from the historic town centre of Faversham and with easy access to the A2 and the station offering rail links to the capital, this beautiful property is not to be missed.

Please call Miles & Barr now to book your viewing.

## DESCRIPTION

Entrance

Entrance Hall

Bedroom One 13'4x10'4 (4.06mx3.15m)

Large Dressing Room Area

Bedroom Two 14'11x10'11 (4.55mx3.33m)

Bathroom 11'1'11x8'10 (34.11mx2.69m)

Kitchen/Dining area 24'2x18,0 (7.37mx5.49m,0.00m)

Utility Room 6'9x6'1 (2.06mx1.85m)

Lounge 18'8x13'11 (5.69mx4.24m)

External

Large Garage

Shed

Generous Sized Garden

