



BRAMLEY AVENUE
FAVERSHAM

£450,000

- Council Tax Band: D
- Highly Sought After Location
- Four Bedrooms
- Two Bathrooms
- Large Living Space
- Off Street Parking
- Spacious Family Home

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

EXPANSIVE CHALET BUNGALOW IN POPULAR LOCATION!

Miles and Barr are delighted to offer to the market this stunning four bedroom semi detached home located in the highly popular Bramley Avenue. The house is well presented throughout and features a large single storey rear extension which creates a huge living space on the ground floor. Further benefits include a boiler which was only installed about 3 months ago, and with a 10 year warranty.

Internally the ground floor accommodation comprises a light and spacious entrance hall with an under stairs cupboard. Straight ahead is the family bathroom. On the left is the generous lounge stretching over 25ft with a feature log burner. Off the lounge is a bedroom/office with an en-suite shower room, and a utility cupboard with the washing machine. At the end of the lounge is the kitchen/diner which is a great size and very bright with large windows. There are patio doors leading out to the garden.

On the first floor there are three bedrooms. The master bedroom features ample storage options with fitted wardrobes and a cupboard over the stairs. The second bedroom is a good sized double bedroom, and finally the third bedroom is a single bedroom, currently used as a store room.

Externally there is a brick outbuilding with electric and then a covered seating area from it. The garden is laid to lawn and features a side access.

This is a great family home and viewing is highly recommended.

DESCRIPTION

Entrance

Bathroom 8'2 x 5'7

Lounge / Dining Room 25'11 x 11'5

Kitchen 16'3 x 13'1

Bedroom Four / Study 12'6 x 8'10

En-Suite Shower Room 5'5 x 5'3

First Floor

Master Bedroom 12'4 x 11'2

Bedroom Two 11'5 x 9'4

Bedroom Three 8'0 x 6'7

External

Rear Garden



BRAMLEY AVENUE FAVERSHAM



Ground Floor



First Floor

Total floor area 109.4 sq.m. (1,177 sq.ft.) approx



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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