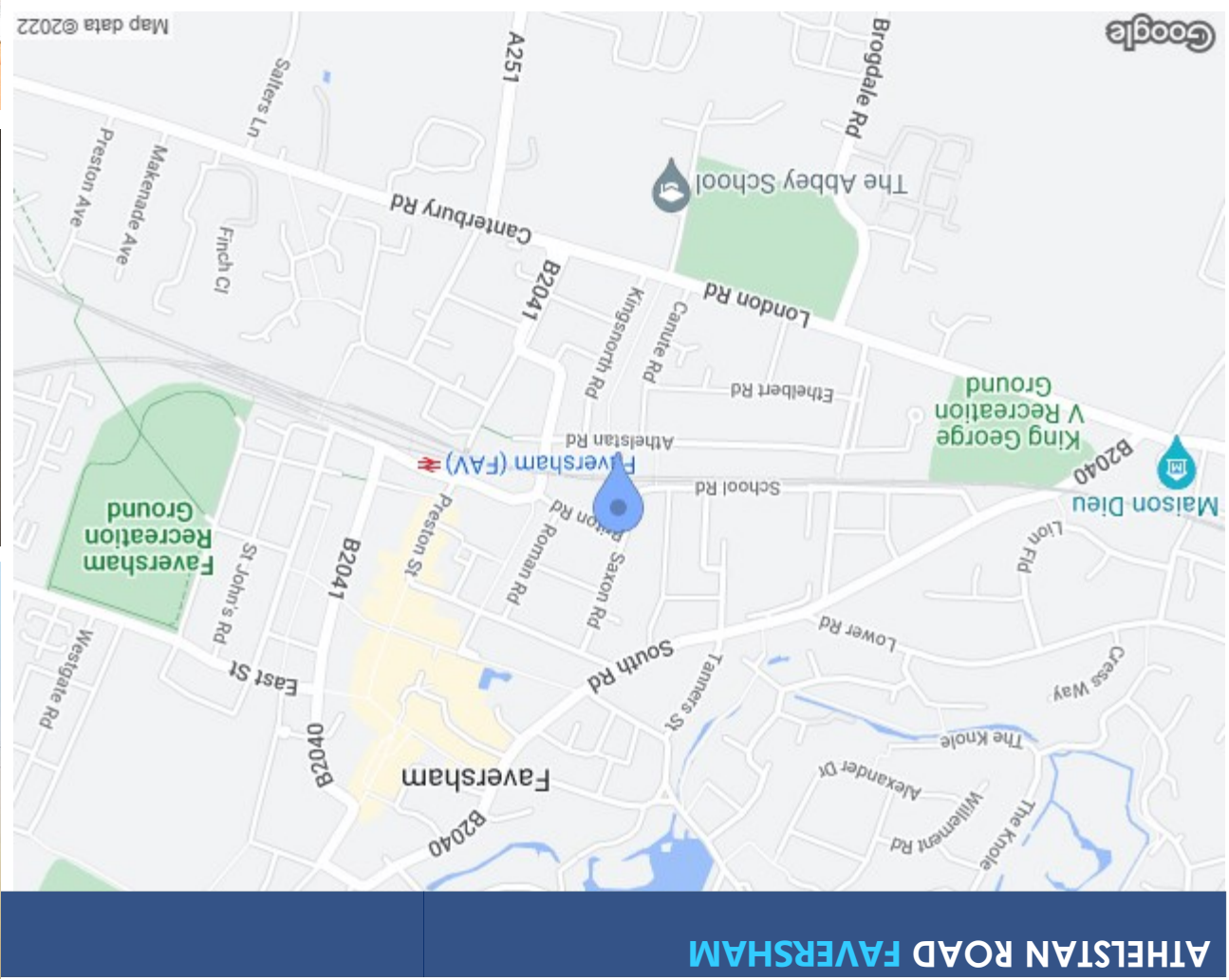


www.milesandbarr.co.uk/referral-fee-disclosure

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	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Possible



ATHELSTAN ROAD

FAVERSHAM

PRICE RANGE £440,000



- Situated in one of Faversham's most highly sought after streets
- Fantastic three bed family home
- Deceptively spacious throughout
- Wealth of period features
- Converted loft room with scope to convert cellar
- Views overlooking the beautiful town of Faversham
- Lovely garden with added benefit of summer house currently used as a gym
- Just minutes walk from the historic town centre of Faversham and train station offering regular trains to the capital
- Easy access to the A2 and M2 with the bustling city of Canterbury and the coast just a 15 minute drive

## 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

PRICE RANGE - £440,000-£460,000

Situated in one of Faversham's most desirable streets, this fantastic three bed semi detached family home is perfect for anyone looking for a property combining space with character. Boasting an array of period features throughout, this beautiful home offers all that you'd expect from a property of this age and more.

Just minutes walk away from Faversham town centre and the railway station offering trains to the capital, walk through the door way located at the side of the house and turn left into the well presented cosy lounge complete with a stunning fireplace.

Make your way through the hallway into the spacious dining room which is also hosts the entrance into the handy cellar with the opportunity of turning into additional living space. The large dining area leads into the kitchen where you'll find access to the modest sized garden and fantastic summer house which is currently set up as a gym. There's also an outside WC, ideal for those summer bbq's.

Upstairs, there are a two generous sized bedrooms and a large family bathroom to the first floor and the added benefit of a further bedroom in the loft space which was lovingly converted in the early 2000's.

With views looking out on the stunning historic town of Faversham, this unique property has all bases covered when it comes to space, location and character.

Offering an array of reputable primary and schools and with easy access to the A2 and M2, this rare to the market property is not to be missed so please call us now to book your viewing.

## DESCRIPTION

### Ground Floor

Lounge 13'2" x 12'10" (4.02m x 3.93m)

Dining Room 12'0" x 10'10" (3.68m x 3.31m)

Kitchen 10'10" x 8'0" (3.32 x 2.44m)

### Basement

Cellar 15'0" x 12'11" (4.58m x 3.95m)

### First Floor

Bedroom One 13'3" x 11'0" (4.04m x 3.36m)

Bedroom Two 7'8" x 9'11" (2.36m x 3.04m)

Bathroom 10'10" x 8'1" (3.32m x 2.48m)

### Second Floor

Bedroom Three 18'5" x 11'2" (5.62m x 3.41m)

### External

### Outside WC

Summer House/Home Office 13'1" x 9'8" (4.0m x 2.96m)

