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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (93-100)
Energy efficient - lower running costs	B (81-92)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Poor	F (21-38)
Very poor	G (1-20)
Current	84
Possible	



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LAKESIDE AVENUE FAVERSHAM



LAKESIDE AVENUE
FAVERSHAM

£580,000

- Stunning four bed detached family home
- Well presented throughout with modern and contemporary feel
- En-suite to master
- Lakeside views
- Garage and off-street parking for two cars
- Easy access to a selection of highly regarded schools
- Minutes away from Faversham town centre, the station offering rail links to the capital and the 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

Brand new to the market this stunning four bedroom detached family home. Originally built by Redrow homes to a high specification and was the former show house so occupies a great plot on the estate, this fantastic property provides well proportioned living accommodation whilst benefiting from a modern and contemporary feel.

Undoubtedly the hub of the house is the delightful kitchen/dining room which has a comprehensive range of units with integrated oven, hob, microwave, dishwasher and fridge/freezer. Also on the ground floor is a lounge, cloakroom and utility room. To the first floor there are 4 bedrooms, the master having an ensuite shower room and a family bathroom. Outside there is a well maintained rear garden and a single garage. The property enjoys views of the lake to the front and is conveniently situated within easy access to the historic market town of Faversham, where you will find a wide variety of shops, bars and restaurants and a number of highly regarded schools including the Queen Elizabeth Grammar School. Faversham also has a main line railway station providing a regular service to London including the high speed rail link to London St Pancras. The M2 motorway is within easy access giving road links to London and the A2 to Canterbury and the Port of Dover.

Please note the pictures used are from 2015 and due to Covid have not yet been updated

DESCRIPTION

Entrance
 Entrance Hallway
 Lounge 11'3" x 14'11" (3.45 x 4.57)
 Kitchen/Dining Room 9'6" x 12'2" (2.92 x 3.71)
 Utility Room 6'7" x 7'6" (2.03m x 2.29m)
 Cloakroom 3'6" x 6'9" (1.09m x 2.06m)
 First Floor
 Landing
 Bedroom One 9'10",91'10" x 12'2" (3,28m x 3.73m)
 Ensuite
 Bedroom Two 11'8" x 12'9" (3.56m x 3.89m)
 Bedroom Three 10'5" x 12'0" (3.20m x 3.68m)
 Bedroom Four 8'5" x 10'9" (2.57m x 3.28m)
 Bathroom
 Exterior
 Front Garden
 Off Street Parking For Two Cars
 Garage
 Rear Garden

