



Price
£465,000

Freehold

3x  2x  2x 

**The Alder, Faversham
Lakes, Ham Road,
Faversham, Kent, ME13**

Wards
Helping you move forwards



Main features

- Contemporary well designed 3 bedroom detached house with study in a delightful setting
- Nobilia kitchen with fully integrated appliances
- Open plan kitchen/dining room and separate lounge with doors leading to the garden
- Off-road parking for 2 cars

Accommodation

GROUND FLOOR

Entrance Hall
 Living Room: 18'6 x 9'5 (5.64m x 2.87m)
 Kitchen: 9'2 x 9'2 (2.80m x 2.80m)
 Dining Area: 9'4 x 9'2 (2.85m x 2.80m)
 Utility: 6'8 x 5'1 (2.03m x 1.55m)
 Cloakroom

FIRST FLOOR

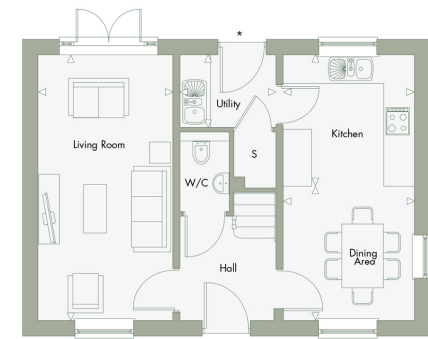
Bedroom 2: 12'6 x 9'5 (3.81m x 2.87m)
 Bedroom 3: 11'3 x 9'2 (3.43m x 2.80m)
 Study: 9'5 x 5'9 (2.87m x 1.75m)
 Bathroom: 9'2 x 7'0 (2.80m x 2.14m)

SECOND FLOOR

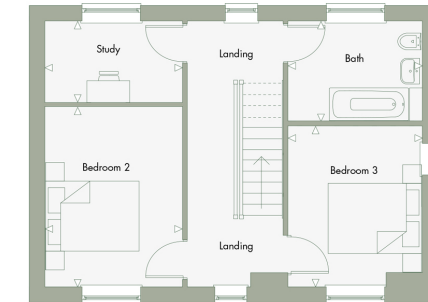
Bedroom 1: 14'3 x 9'9 (4.35m x 2.97m)
 Dressing Area: 9'4 x 9'0 (2.85m x 2.75m)
 En-suite: 9'4 x 4'11 (2.85m x 1.50m)

OUTSIDE

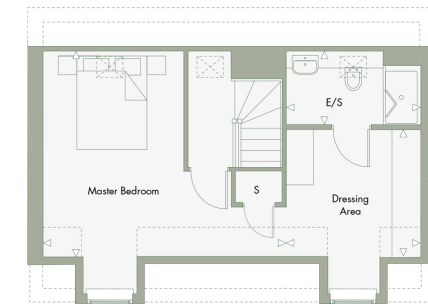
Rear Garden
 Off-road parking



The Alder
Ground Floor



The Alder
First Floor



The Alder
Second Floor

Call Faversham - 01795 535517 ■ wardsokent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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