



49 Woodside, Dunkirk, Faversham, Kent, ME13 9NY

www.finns.co.uk

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ME13 9NY**

Offers over £400,000 Freehold

A bright & spacious two bedroom detached bungalow situated in a quiet residential street close to Boughton Under Blean.

- Two Bedroom Detached Bungalow
- Off Road Parking
- Pretty Rear Garden & Additional Woodland Beyond Included In The Sale.
- Gas Central Heating
- Conservatory
- Close To Boughton Under Blean & The A2

The front door opens to the entrance hall and through to the spacious sitting room/dining room which overlooks the rear garden and leads through to the conservatory.

The kitchen has a good range of wall and base units and spaces for appliances.

Both bedrooms are doubles and benefit from built in wardrobes and the family bathroom is fitted with a shower, wash hand basin and w.c.

The garage has been divided into a very useful storage space to the front and a home office to the rear.



Outside the bungalow is set behind its front garden and benefits from off road parking. The rear garden measures approximately 59' x 38' and is mainly laid to lawn with a variety of established trees and shrubs. There is an additional piece of woodland included in the sale – see the included plan.

The village of Dunkirk is just outside Boughton Under Blean and is five miles east of Faversham and five miles west of the bustling cathedral city of Canterbury.

Boughton benefits from a primary school, a post office, hairdressers, several churches and a village store. There are a range of pubs and restaurants, and it has a real community feel. It is situated next to Blean Woods with miles of excellent walks. Boughton is close to the A2, which gives easy access to the motorway network, London and coast bound. Its neighbouring village Dunkirk has a new village hall, a garden centre, a pub and farm shop. The villages are closely linked and have a real community spirit.

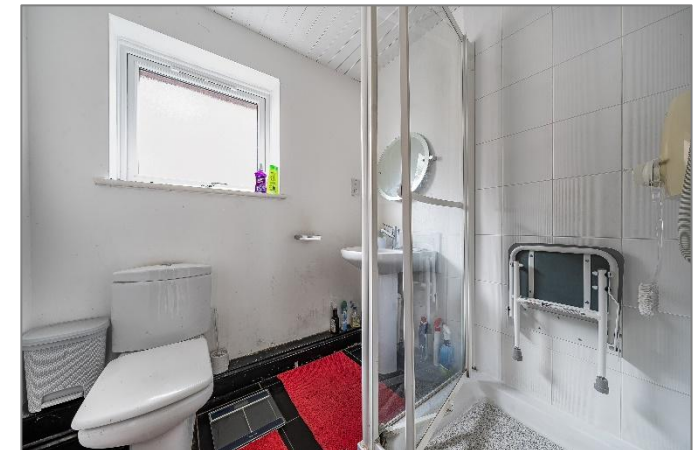
The nearby towns of Faversham and Canterbury offer a wide choice of secondary education, leisure amenities and excellent shopping facilities along with mainline train stations with the high-speed link to London St Pancras. Faversham has the renowned Queen Elizabeth Grammar School, whilst Canterbury offers a selection of both state and private schools, and three universities.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

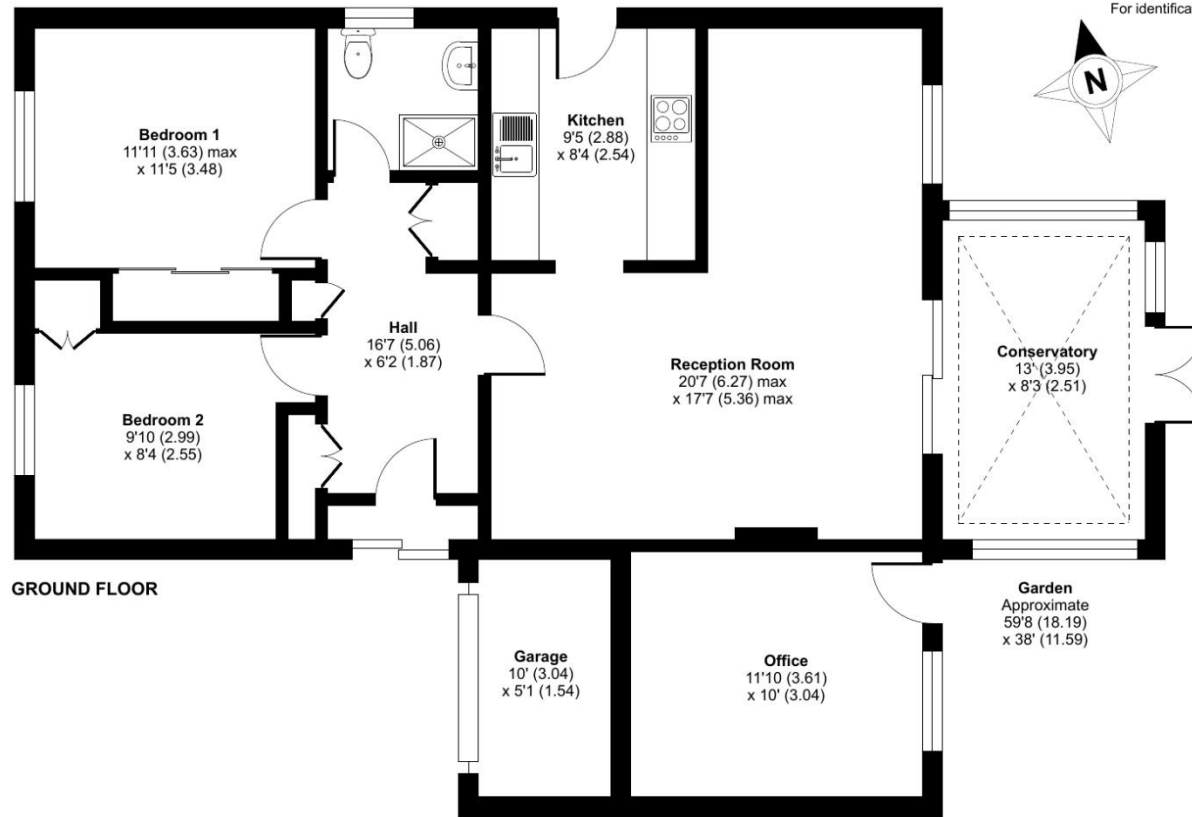
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 24/3/25 and amended on 16/4/25



Approximate Area = 991 sq ft / 92 sq m
 Garage = 52 sq ft / 4.8 sq m
 Total = 1043 sq ft / 96.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Finns. REF: 1262522

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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