



**Connells**

Preston Avenue  
FAVERSHAM





## Property Description

Connells are delighted to market this fully detached, three-bedroom family home set along a tree-lined avenue in a popular residential area on the edge of Faversham town.

The property is beautifully presented, ready to move in to and finished to a modern standard throughout. Accommodation downstairs comprises an entrance porch, ideal for coats and shoes, opening into the main entrance hallway with stairs to the first floor and further storage.

The hall leads to a well-presented living room with feature fire and surround and modern fitted kitchen with an array of units, plenty of work surface and space for Range cooker. There is a separate utility room with further storage and work surface sink and wash facilities, with side door leading to the garden. There is also internal access to the garage, fully powered with coated flooring and roller door.

Off the kitchen is the dining room with double doors leading out to the conservatory which offers a great space to relax and enjoy views over the garden.

To the first floor you will find three double bedrooms, the main bedroom enjoying a walk-in wardrobe fitted with shelves and rails. There is a lovely family bathroom consisting of a matching suite made up of bath with shower attachment, WC and wash hand basin.

The home also boasts a beautifully maintained garden with well-kept lawns and flower beds, patio area, side gated access to the driveway and two sheds, ideal for garden storage.

## Accommodation

### Entrance Porch

Door to front, window. Tiled floor.

### Entrance Hall

Stairs to first floor with cupboard underneath. Alarm panel. Radiator. Laminated floor.

### Cloakroom

Window. WC, washbasin, radiator. Tiled floor.

### Lounge

15' 4" x 11' 10" ( 4.67m x 3.61m )

Window. Electric fire with surround. Carpet. Radiator.

### Kitchen

10' 11" x 9' 10" ( 3.33m x 3.00m )

Window with roller blind. A fitted kitchen with wall & base units, sink/drain, work surfaces, space for under top fridge, space for 5 ring electric Range cooker. Tiled floor.

## Utility Room

8' 4" x 8' 1" ( 2.54m x 2.46m )

Window with roller blind. Wall & base units with work surfaces over. Sink/drain. Under counter space for washing machine, tumble dryer and freezer. Side door to garden.

## Dining Room

11' 10" x 9' 10" ( 3.61m x 3.00m )

Radiator, carpet. Double doors. Vertical blinds.

## Conservatory

14' 9" x 9' 4" ( 4.50m x 2.84m )

Glass conservatory with blinds and double doors to garden. Tiled floor. Panel heater.

## First Floor Landing

Window, carpet, cupboard space, shelving. Access to loft.

## Bedroom One

14' 1" x 11' 10" ( 4.29m x 3.61m )

Window, carpet, radiator. Built in walk-in wardrobe.

## Walk-In Wardrobe

7' 8" x 2' 11" ( 2.34m x 0.89m )

with shelving and hanging space.

## Bedroom Two

9' 11" x 11' ( 3.02m x 3.35m )

Window, radiator. Carpet.

## Bedroom Three

11' 3" max x 8' 11" max ( 3.43m max x 2.72m max )

Window, radiator. Carpet.

## Bathroom

Window with roller blind. Suite of: WC, washbasin and bath with shower attachment. Laminated floor.

## Outside

Paved parking area to front with parking for multiple vehicles. Hedging to front and side. Side gate leading to the rear which is mainly laid to lawn with established plant and shrub borders. Two garden sheds, side gravel area for storage.

## Garage

17' 5" x 8' 11" ( 5.31m x 2.72m )

Manual roll up and over door. Fully powered. Coated concrete floor. Central heating boiler heating cylinder.















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**EPC Rating: D**

Tenure: Freehold

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