



Connells

Pendower The Crescent
Boughton-Under-Blean Faversham

Pendower The Crescent Boughton-Under-Blean Faversham ME13 9AY

for sale offers in excess of
£500,000



This detached three-bedroom chalet bungalow is tucked away in a quiet cul de sac within the sought after village of Boughton Under Blean.

Hidden away on a generous plot, the home enjoys a front garden area, off road parking for three cars & side access to a storage area & wonderful garden with raised decking, lawns, fully powered & insulated outbuildings. There is a wooden cabin split into two areas; the front a garden room & seating area, the rear currently used as an office space, plus a separate workshop at the bottom of the garden, fully powered & insulated with Wi-Fi connection.

The inside of the home opens through a porchway to a salon / utility room with WC. The main hallway leads to three double bedrooms, all of which have plenty of built in wardrobe space & engineered Oak flooring with en suite shower room to bedroom one. Continuing through the property, you will find a spacious family bathroom with matching suite of bath with shower over WC & wash hand basin. Then a very light living room & dining room with gas burner, exposed brick fireplace & stairs to the first floor.



Into the kitchen breakfast room with an array of fitted cupboards & work surfaces, space for white goods & space for small table and chairs. Double doors lead to the large conservatory area which has underfloor heating & air-conditioning with views overlooking the rear garden. The first floor also houses two further rooms with plenty of eaves storage space, ideal for office space or hobby rooms.

ACCOMMODATION

Entrance Hall

Salon / Utility Room

10' 9" x 4' 10" (3.28m x 1.47m)

Tiled floors with under floor heating. WC and plumbing.

Bedroom One

11' 10" x 11' 5" (3.61m x 3.48m)

Window, wood flooring.

En Suite Shower Room

Bedroom Three

11' 10" x 7' 6" (3.61m x 2.29m)

Window, wood flooring, radiator, cupboards

Bathroom

Window. Suite of WC, washbasin, bath and shower over. Fully tiled. Storage cupboard.

Bedroom Two

12' x 11' 8" (3.66m x 3.56m)

Window. Radiator. Wood flooring.

Dining Room

12' x 11' 11" (3.66m x 3.63m)

Window. Wood flooring. Sliding doors to garden. Stairs to first floor.

Lounge

16' 3" x 12' 10" (4.95m x 3.91m)

Window. Gas burner in fireplace. Exposed brick breast, radiator. Wood flooring.

Kitchen

16' 8" x 10' 2" (5.08m x 3.10m)

A fitted kitchen with wall & base units, sink/drain, water softener, work surfaces. Space for fridge/freezer, rear double doors to garden.

Conservatory

17' 1" x 15' 11" (5.21m x 4.85m)

Glazed windows, tiled floor with heating underneath. Air-conditioning and double doors to garden.

First Floor Landing

*** Room**

10' 7" x 8' 11" (3.23m x 2.72m)

Velux window, radiator, carpet, built in wardrobes. Emersion tank.

*** Room**

13' 7" x 8' 3" (4.14m x 2.51m)

Window. Carpet, radiator. cupboard in eaves housing boiler.

Outside

The rear garden is mainly laid to lawn, raised decking area, gravel area and fenced to all sides. Ramp to gated side access.

Workshop / Shed

16' x 9' 1" (4.88m x 2.77m)

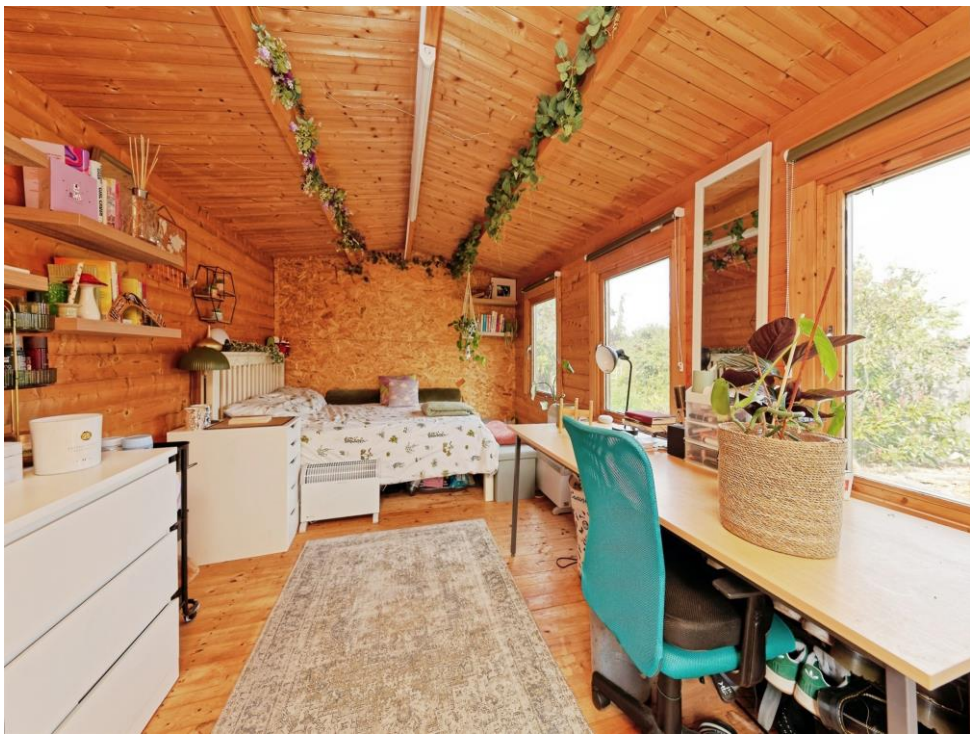
Office

9' 1" x 9' 7" (2.77m x 2.92m)

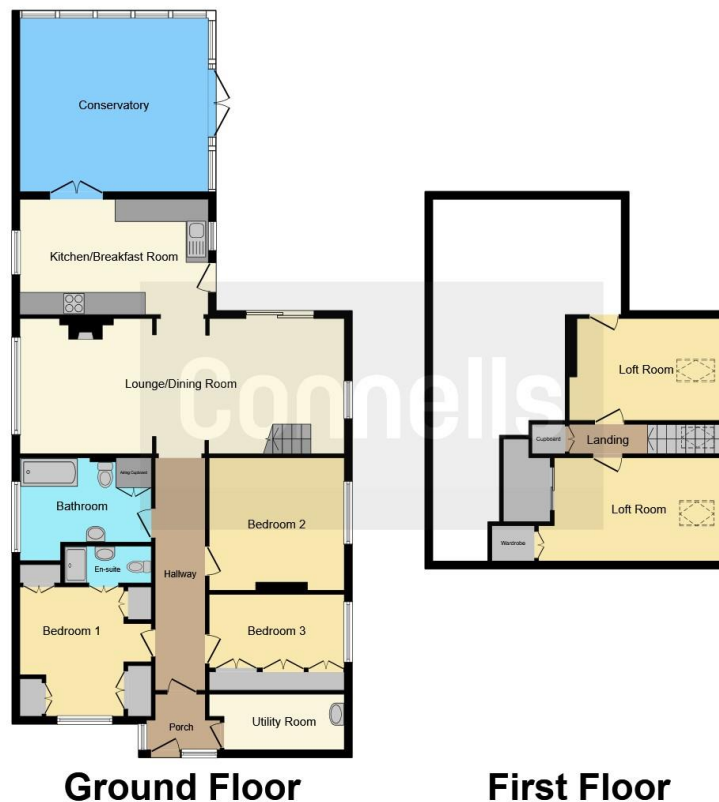
Shed / Storage

15' 6" x 9' 1" (4.72m x 2.77m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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