



**Connells**

Blenheim Avenue  
Faversham





A superb opportunity to buy a spacious three bedroom family home in the popular residential area of Blenheim Avenue with NO ONWARD CHAIN.

Accommodation downstairs comprises: entrance hall, cloakroom, open-plan lounge/dining room, conservatory and kitchen. Upstairs there are 3 bedrooms and family bathroom. Outside to the front is a block paved drive with plenty of parking and garage en bloc. The rear garden is mainly laid to lawn with established plant and shrub borders. It is fully enclosed, mainly laid to lawn with patio area, shed and greenhouse.

Faversham is one of England's most historic and charming towns, nestling between the rural delights of the Kent Downs and the beauty of its coastal wetlands. This picturesque market town has nearly 500 listed buildings, dates from pre-Roman times and is mentioned in the Domesday Book. It is a bustling place with a fine range of independent shops, supermarkets and recreational pursuits.



There is excellent schooling across all age ranges and abilities, including the highly rated Queen Elizabeth Grammar school. Faversham is about two minutes drive from the M2 and has a mainline station with regular commuter services to London (Victoria/Cannon Street and St Pancras HS1), Canterbury and the coast, making it easily accessible.

## ACCOMMODATION

### Entrance Hall

Door to front. Stairs to first floor. Radiator. 2 Cupboards.

### Cloakroom

Window to front. WC and washbasin.

### Lounge/Dining Room

26' 3" x 11' 4" >8'5 (8.00m x 3.45m >2.57m)

Double glazed window to front. Electric fire with surround, x2 radiators. Telephone point, television point. Sliding patio doors to:

### Conservatory

16' 11" x 7' 1" (5.16m x 2.16m)

Doors to garden. Plumbing for washing machine & dishwasher. Door to:

### Kitchen

9' 3" x 8' 7" (2.82m x 2.62m)

Internal window. A fitted kitchen with wall & base units, sink/drainage, work-surfaces. Electric double oven and hob, cooker-hood. Space for fridge/freezer. Tiling to splashback areas. Television point.

### First Floor Landing

Loft access with drop down ladder. Airing cupboard housing boiler.

### Bedroom 1

13' 4" max x 11' 4" max (4.06m max x 3.45m max)

Double glazed window to rear. Radiator. Telephone point, television point. Fitted wardrobe.

### Bedroom 2

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Double glazed window to front. Built in wardrobes. Radiator.

### Bedroom 3

7' 10" x 7' 6" (2.39m x 2.29m)

Double-glazed window to rear. Radiator.

### Bathroom

Double-glazed window to front. Suite of: WC, washbasin and bath with shower over. Heated towel rail.

### Outside

Block paved drive with ample parking to the front. The rear garden is mainly laid to lawn with established plant and shrub borders, spacious patio area, shed and greenhouse.

### Garage - En Bloc



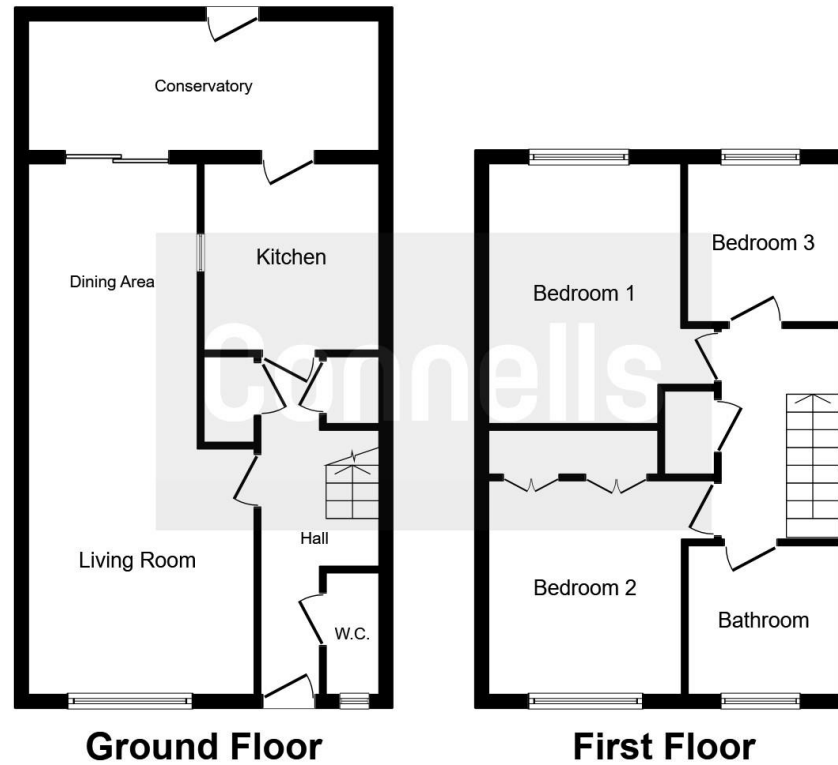












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Tenure: Freehold



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