



Connells

Athelstan Road  
Faversham



This charming period home has been refurbished and modernised by the current owner and now provides contemporary living. It is perfectly situated for the town centre and mainline station both of which are within 0.2 miles of the property.

Accommodation comprises: entrance hall, lounge, dining room and kitchen on the ground floor. Converted basement family room. On the first floor there are two double bedrooms plus a further single bedroom with a family bathroom.

Outside to the front is a pretty low level garden and to the rear a good-size southerly facing garden which is mainly laid to lawn with timber storage shed and bike shed.

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 and you are within a 0.2 mile walk from the outstanding and sought-after Ethelbert Primary 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

Glazed stained door to front. Radiator. Exposed floorboards.

### Lounge

14' 3" x 11' 3" (4.34m x 3.43m)

Sash windows to front. Feature fireplace. Radiator.

### Dining Room

12' 1" x 14' 6" (3.68m x 4.42m)

Sash window to rear.

Feature fireplace. Exposed floorboards. Stairs to basement. Radiator.

### Kitchen

8' 2" x 13' (2.49m x 3.96m)

Open-plan with dining room.

Fitted kitchen with wall & base units. Eye-level twin oven, and integrated microwave. Gas hob, cooker-hood. Space for fridge/freezer, boiler.

French doors to garden.

### Basement - Family Room

10' +recess x 14' 5" (3.05m +recess x 4.39m)

Storage cupboard. Feature fireplace.

### First Floor Landing

Cupboard. Loft access.

### Bathroom

Window to side.

Suite of: WC, washbasin in vanity unit and bath with shower over. Chrome radiator. Part tiled. Extractor fan.

### Bedroom 3

8' 2" x 6' 1" (2.49m x 1.85m)

Window to rear. Radiator.

### Bedroom 2

9' 4" x 10' 11" (2.84m x 3.33m)

Window to rear. Built in wardrobe. Radiator.

### Bedroom 1

14' 5" x 11' 11" (4.39m x 3.63m)

Twin sash window. Radiator.

Exposed floorboards.

### Outside

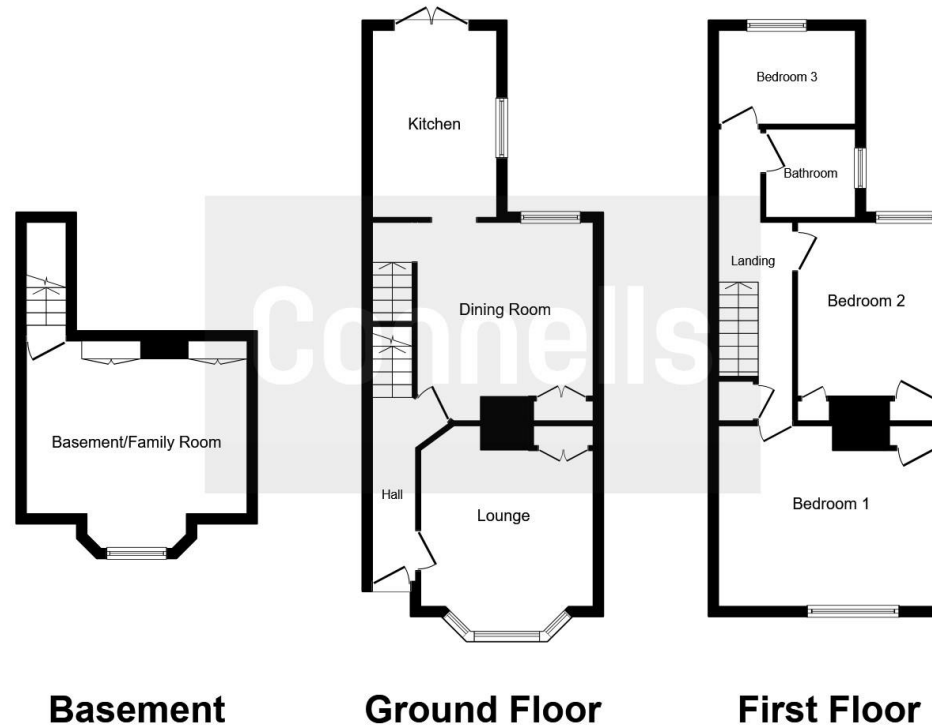
Pretty front garden with railings.

There is a larger than average rear garden which is southerly facing with a pleasant patio area. It is mainly laid to lawn with established shrub borders to one side. Timber storage shed and bike shed.









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: D**

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Tenure: Freehold



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Property Ref: FAV100881 - 0009