



Connells  
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FOR SALE

Connells

St. Catherines Drive  
Faversham



This spacious family home is set in a quiet cul-de-sac position on the edge of Faversham town and within 0.3 miles of the mainline station.

Accommodation comprises downstairs: entrance hall, lounge/diner, WC, kitchen, garage room (please note the garage has storage area to the front and the rear part of the garage has been partitioned to provide a useful storage area, however if someone required a garage, then it is believed that this could easily be converted back to a garage).

There are 4 bedrooms plus a family bathroom on the first floor. There is off road parking for 2 cars to the front of the property with a lawn and gravel garden to the rear.

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. There are many places of interest, from country houses and gardens to the UK's oldest brewery and from the national fruit collection to internationally important nature reserves.

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 door to front. Stairs to first floor.  
Radiator.

### Storage Area (previous Garage)

11' 7" x 7' 7" (3.53m x 2.31m)

Window to side. Boiler.

### Cloakroom

Window to side. WC, tiled room.

### Kitchen

8' 9" x 11' 10" (2.67m x 3.61m)

Window to rear. Fitted kitchen with wall & base units. Space for oven, cooker-hood, space for fridge/freezer, plumbing for washing machine and dishwasher, Tiling to splashback areas.

### Dining Room

11' 10" x 12' 4" (3.61m x 3.76m)

Radiator, telephone point and patio doors leading to the rear garden.

### Lounge

11' 4" x 12' 11" (3.45m x 3.94m)

Window to front. Fireplace with gas fire (currently capped off). Radiator, telephone point.

### First Floor Landing

Loft access. Airing cupboard.

### Bedroom 4

8' 7" x 7' 2" (2.62m x 2.18m)

Window to rear. Radiator. Television point.

### Bathroom

Window to rear. Suite of WC, washbasin and bath with mixer taps and shower over. Fully tiled.

### Bedroom 1

11' 6" x 11' 11" (3.51m x 3.63m)

Window to rear. Radiator.

### Bedroom 2

11' 4" x 12' 10" (3.45m x 3.91m)

Window to front. Fitted wardrobe. Radiator. Television point.

### Bedroom 3

10' 1" x 12' 11" (3.07m x 3.94m)

Window to front. Radiator.

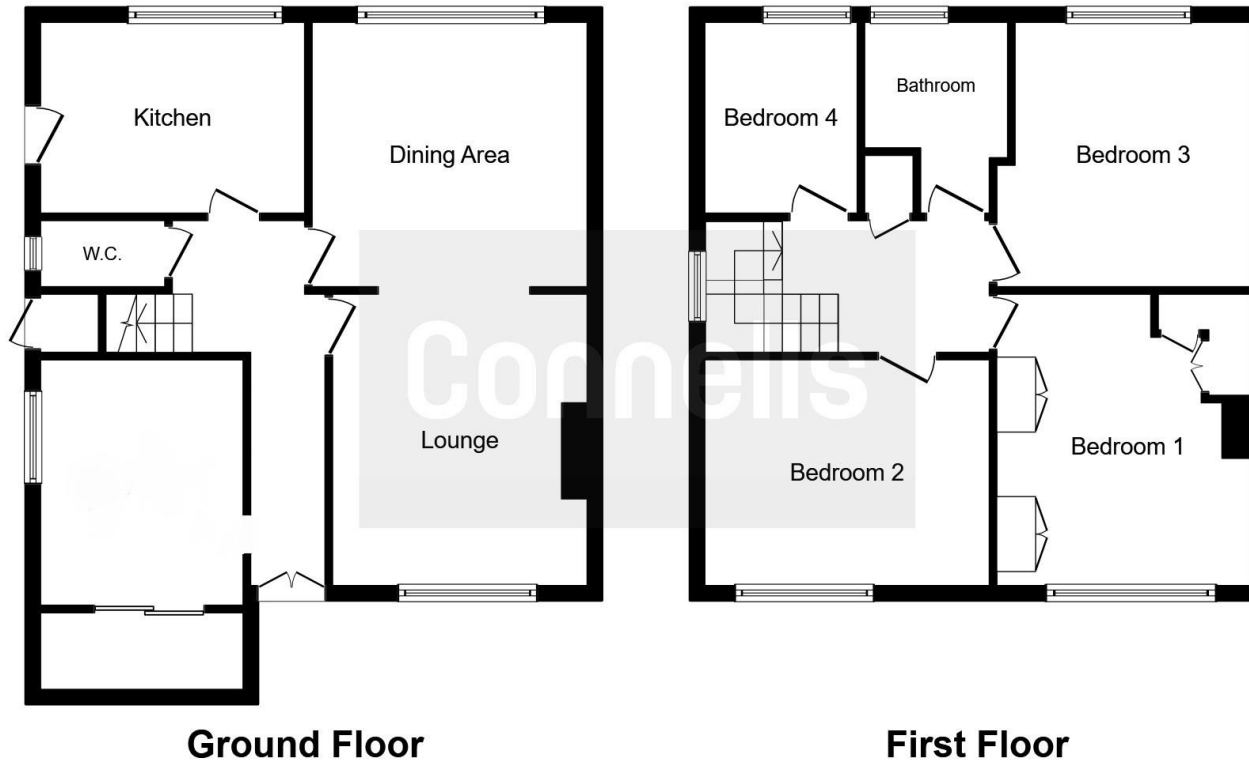
### Outside

Gravel garden to front with side access to a rear garden which is divided into large patio area, lawned area and rear gravel garden with side borders.









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**

Tenure: Freehold

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