



SAXON SHORE
— ESTATE AGENTS —



1 Mummery Court, Painters Forstal, ME13 0ES **Offers in excess of £500,000**

Introducing this semi-detached, four bedroom house in the heart of Painters Forstal near Faversham. Located in a quiet cul-de-sac close to village amenities and a short drive away from Faversham town centre.

The property is spread across two floors and comprises an entrance hall, two reception rooms, kitchen, utility room which gives access to both the garden and the garage, a large, two part conservatory that opens directly onto a patio, and a W/C to the ground floor.

Upstairs are four well proportioned bedrooms, a family bathroom and a full bathroom en-suite.

Outside to the front is a garden, a generous driveway and a garage providing ample parking. To the rear is a good-sized garden with a patio area, mostly laid to lawn.

Don't miss your chance to make this house your new home, contact us today to arrange a viewing!

Entrance Hall



WC
2'11" x 6'6" (0.89 x 2)

Lounge
15'4" x 16'7" (4.68 x 5.06)



Sitting Room
9'4" x 9'11" (2.85 x 3.03)



Kitchen
8'11" x 11'4" + (2.72m x 3.45m +)



Utility Room
5'5" x 7'3" (1.67 x 2.22)



Conservatory 1
19'8" x 11'3" (6 x 3.45)



Conservatory 2
7'4" x 11'4" (2.26 x 3.47)



Landing



Bedroom 1
 11'3" x 12'10" (3.45 x 3.92)



Bedroom 4
 9'0" x 16'0" (2.76 x 4.88)



Ensuite
 8'6" x 4'9" (2.6 x 1.46)

Bathroom
 6'11" x 6'2" (2.11 x 1.9)

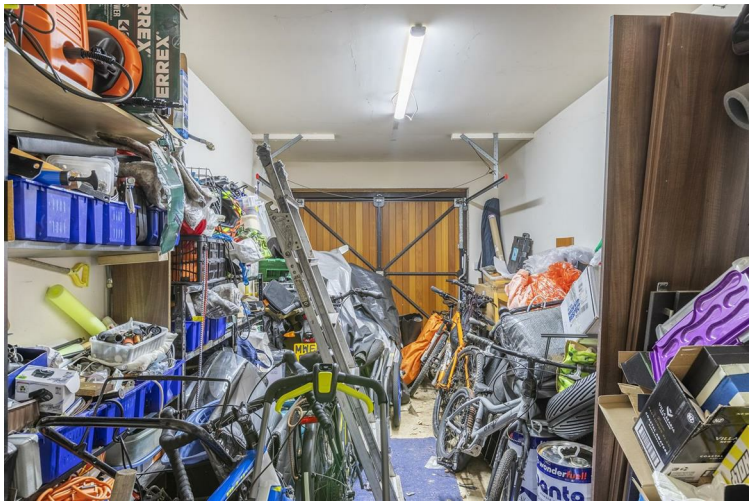


Bedroom 2
 11'3" x 10'4" (3.45 x 3.16)



Garage
 9'0" x 17'7" (2.76 x 5.38)

Bedroom 3
 6'11" x 8'10" (2.11 x 2.71)



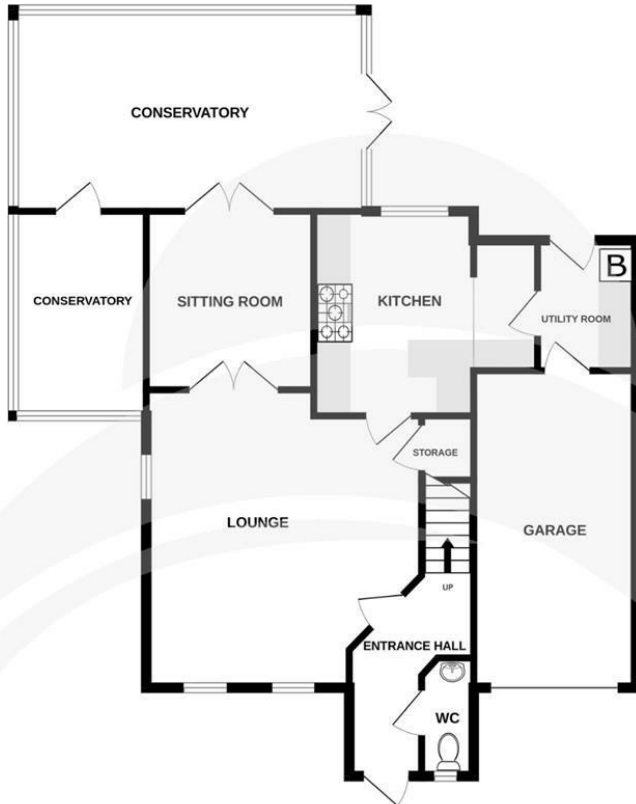
Front Garden



Back Garden



GROUND FLOOR
97.7 sq.m. (1052 sq.ft.) approx.



1ST FLOOR
60.4 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA : 158.2 sq.m. (1702 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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