



SAXON SHORE
— ESTATE AGENTS —



22 Millfield Road, Faversham, ME13 8BU

£425,000

Introducing this very well presented, three bedroom, semi-detached house on Millfield Road in Faversham. Located close to the recreation ground, a short walk from the town centre, and within the catchment area for several highly rated local schools.

Accommodation spans two floors, on the ground floor is an entrance hall, utility room with W/C, a spacious lounge that leads onto a large open plan dining room and recently installed kitchen in an extension built by the current owners, with bifold doors that open out to the garden and two skylight windows, making the space bright and light.

Upstairs are three well proportioned bedrooms and a full bathroom.

Outside to the front is a garden with a side gate allowing for rear access. At the back is a good sized garden, mainly laid to lawn, with raised flowers beds and a shed. This property also has the added bonus of a fully heated and powered outbuilding, currently used as an office/additional bedroom.

Entrance Hall



Living Room

14'0" x 10'11" + 7'11" x 22'4" (4.27 x 3.35 + 2.42 x 6.83)



Dining Room / Kitchen

19'10" x 11'9" (6.07 x 3.6)



Utility Room / WC

6'10" x 5'10" (2.1 x 1.8)



Landing



Bedroom 1

10'11" x 14'0" (3.35 x 4.27)



Bedroom 2

14'0" x 7'11" (4.28 x 2.42)



Bedroom 3

8'4" x 10'9" (2.56 x 3.28)



Bathroom

8'4" x 5'10" (2.56 x 1.78)



Outbuilding

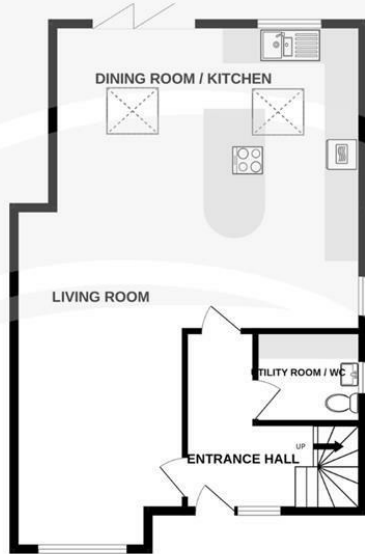
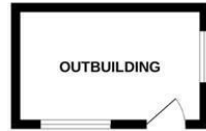


Garden



GROUND FLOOR
72.8 sq.m. (784 sq.ft.) approx.

1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA: 114.9 sq.m. (1237 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			
England & Wales		70	84
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		40	79
EU Directive 2002/91/EC			

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