



SAXON SHORE
— ESTATE AGENTS —



2 Reedland Crescent, Faversham, ME13 7HR

Offers in excess of £300,000

Introducing this well presented, three bedroom, terrace house on Reedland Crescent in Faversham. Located in the catchment area for several highly rated local schools and walking distance from the centre of town.

Accommodation spans across two floors and comprises of a porch, a dining room connected to a modern kitchen with integrated appliances through an archway, a lounge with a working log burner, a conservatory with french doors that open onto the garden, a utility room and a W/C to the ground floor.

Upstairs are two double bedrooms, a good sized single bedroom and a full bathroom.

Outside to the front is a large driveway providing ample parking and a gate for rear access. To the rear is a generous garden mainly laid to lawn with a patio area.

Porch
9'8" x 3'8" (2.97 x 1.14)



Entrance Hall
11'4" x 9'2" (3.46 x 2.8)



Dining Room
10'2" x 9'2" (3.12 x 2.8)



Kitchen
13'8" x 9'7" (4.19 x 2.93)



Lounge
10'11" x 15'7" (3.34 x 4.76)



Conservatory
9'0" x 8'7" (2.76 x 2.64)



Utility Room
9'5" x 3'11" + (2.89 x 1.21 +)



WC
Landing



Bedroom 1
10'11" x 11'5" (3.34 x 3.48)



Bedroom 2
10'2" x 11'5" (3.12 x 3.48)





Bedroom 3

8'1" x 7'4" (2.48 x 2.25)



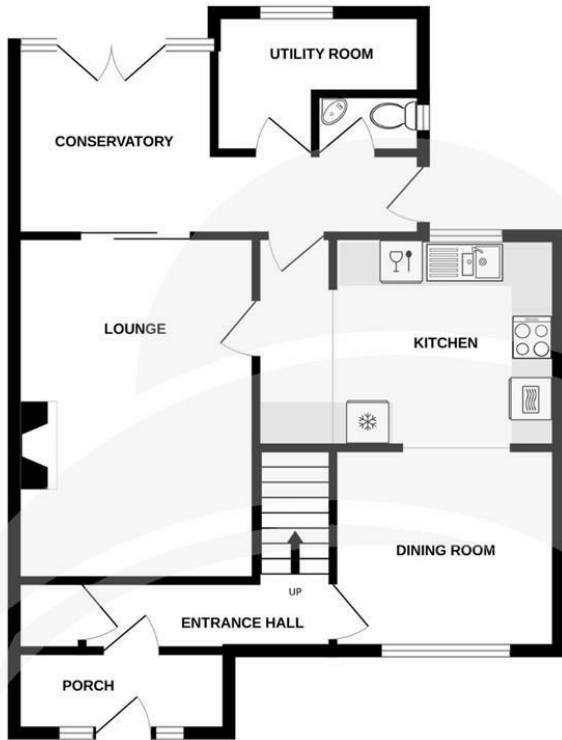
Bathroom

7'4" x 8'4" (2.26 x 2.56)



Garden

GROUND FLOOR
62.0 sq.m. (668 sq.ft.) approx.



1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 104.7 sq.m. (1127 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		EU Directive 2002/91/EC	81

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	