



SAXON SHORE
— ESTATE AGENTS —



14 Abbots Road, Faversham, ME13 8DD

Offers in excess of £370,000

Introducing this three bedroom, semi detached house on Abbots Road, on the popular Millfield estate, in Faversham. Located close to the recreation ground, within walking distance of the town, primary and secondary schools, and the train station.

Accommodation spans across two floors and comprises an entrance hall, a large lounge with a working dual fuel burner, front and back windows allowing for plenty of natural light a kitchen/diner, a utility room with access onto the garden, and a shower room to the ground floor.

Upstairs are three good sized double bedrooms and a full bathroom.

Outside to the front is a garden and a driveway providing ample parking. To the rear is a generous garden, mainly laid to lawn with a decked area, as well as a further versatile area large enough to house a home office or log cabin, or could be used as a veg patch. The property also benefits from solar panels.

Entrance Hall

11'4" x 5'10" (3.47 x 1.8)

Lounge

10'9" x 21'8" (3.30 x 6.61)



Kitchen/Diner

11'4" x 13'11" (3.47 x 4.25)



Utility Room

5'1" x 10'2" (1.55 x 3.12)

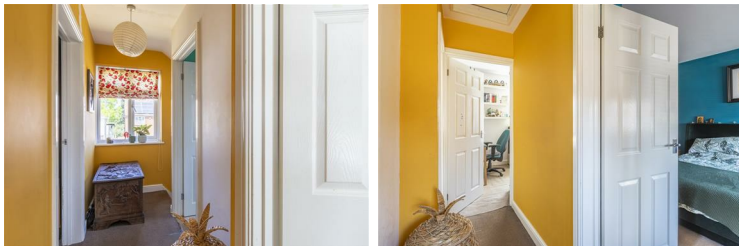


Shower Room

3'8" x 10'2" (1.12 x 3.12)



Landing



Bedroom 1

10'9" x 13'9" (3.3 x 4.2)



Bedroom 2

13'10" x 7'10" (4.22 x 2.4)



Bedroom 3

8'4" x 11'4" (2.55 x 3.46)



Bathroom

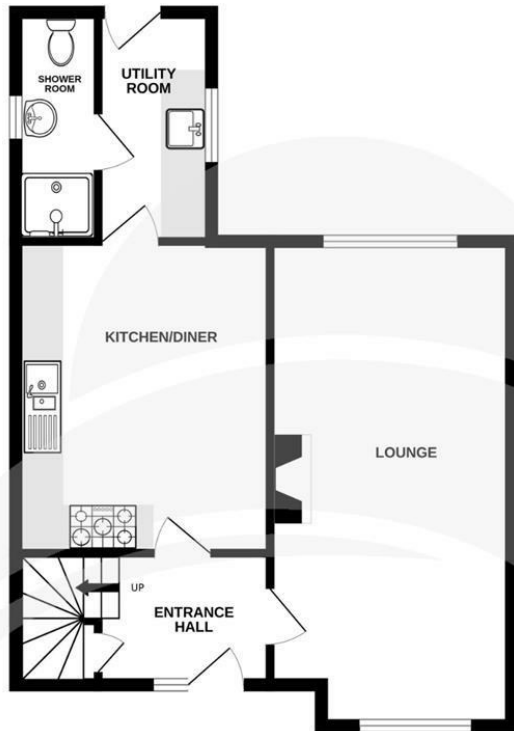
7'8" x 5'7" (2.34 x 1.71)



Garden



GROUND FLOOR
50.1 sq.m. (540 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 92.0 sq.m. (990 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	

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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