



SAXON SHORE
— ESTATE AGENTS —



3 Brogdale Place, Faversham, ME13 0AF

Offers in excess of £695,000

Introducing this five bedroom, detached house on Brogdale Place in Faversham, available for sale with no onward chain. Located within a small, popular estate close to local amenities and ideally situated for those that need to commute.

Accommodation spans across two floors and comprises of an entrance hall, a lounge, a dining room with French doors that open onto the garden, a kitchen/breakfast room, a utility room, a study, a W/C and a large, double aspect, part finished extension with building plans to convert the space into a kitchen however, the space could be used for a number of purposes, to the ground floor.

Upstairs are five bedrooms, one of which has an ensuite shower room and a full bathroom.

Outside to the front is a separate, double garage and a generous driveway providing ample parking. To the rear is a good sized garden, mainly laid to lawn with patio areas.

Entrance Hall



Lounge

12'11" x 14'2" (3.96 x 4.32)



Dining Room

12'11" x 9'10" (3.96 x 3)



Kitchen/Breakfast Room

16'0" x 9'10" (4.88 x 3)



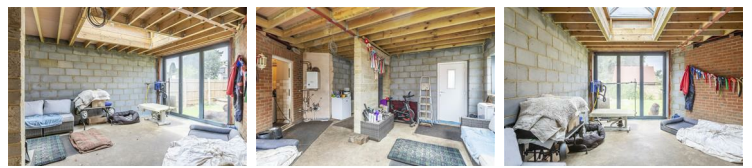
Utility Room

8'2" x 5'2" (2.5 x 1.59)



Extension

19'11" x 26'7" (6.09 x 8.12)



WC

5'2" x 3'0" (1.6 x 0.93)

Landing



Bedroom 1

11'1" x 11'5" (3.38 x 3.49)



Ensuite

9'6" x 3'10" (2.92 x 1.18)



Bedroom 2

14'4" x 8'8" (4.37 x 2.65)



Bedroom 3

12'6" x 9'0" (3.83 x 2.75)



Bathroom

8'6" x 6'0" (2.61 x 1.84)

Bathroom 4

8'6" x 8'11" (2.61 x 2.73)

Bedroom 5

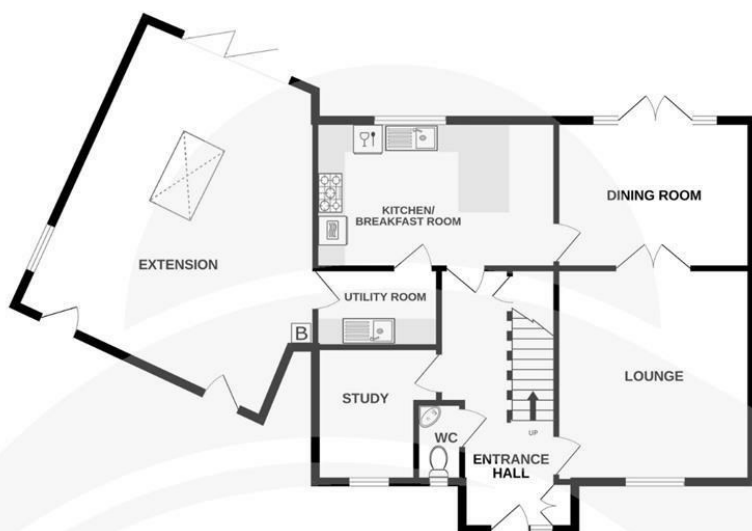
8'7" x 8'4" (2.64 x 2.56)

Garden



Double Garage

GROUND FLOOR
99.1 sq.m. (1067 sq.ft.) approx.



1ST FLOOR
66.8 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 166.0 sq.m. (1787 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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