



FOUNDATION

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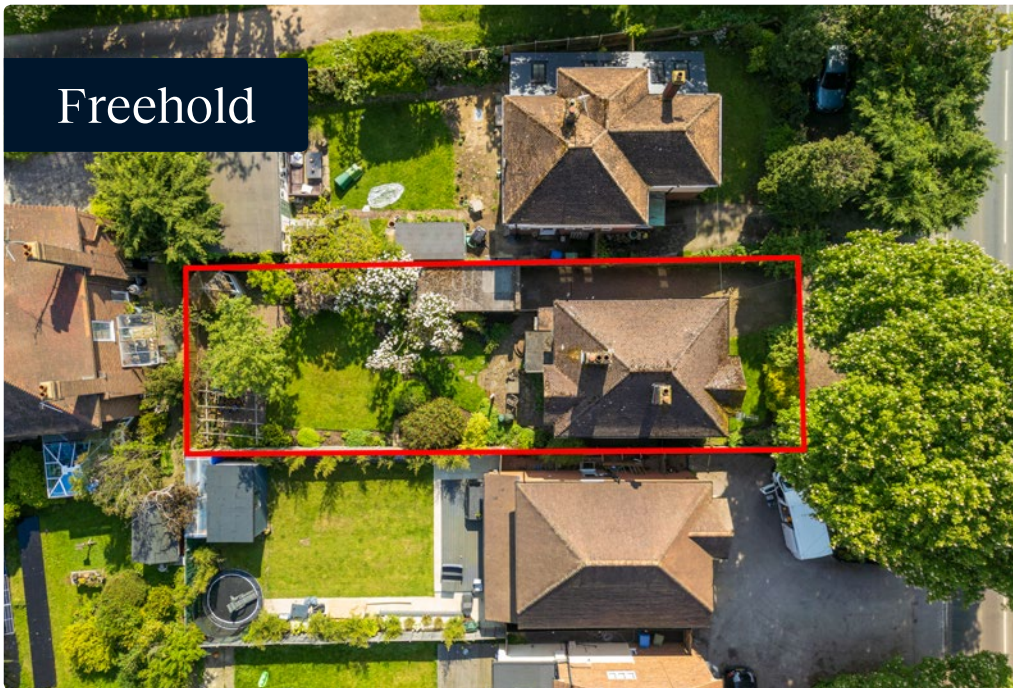
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78 London Road, Faversham ME13 8TA

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



## 78 London Road, Faversham ME13 8TA

- Attractive Detached 1930's Residence
- Flourishing In Period Features
- Fine Décor & Beautiful Joinery
- Sash Windows & Plantation Shutters
- Two Reception Rooms Both With Wood Burning Stoves
- Enchanting Rear Garden With Summer House
- Large Driveway With Detached Garage
- Planning To Extend Ground Floor

### SITUATION:

The property is conveniently situated in London Road, which enjoys an extremely central location. King George Park and Ethelbert Road primary school is just a few minutes' walk away. You are also within easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square.

The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is

the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



#### DESCRIPTION:

An exceptionally attractive detached 1930's residence with an enchanting rear garden and internally flourishing in period features alongside many modern conveniences and aesthetic enhancements. The current owners have creatively enriched the property with fine décor, bespoke joinery and natural materials, plantation shutters dress the windows, whilst herringbone Amtico flooring has been laid throughout both reception rooms.



London Road is a desirable location with a row of detached, and beautifully presented properties, located just moments from the town centre and train station which has frequent high-speed links into London. It is set back from the road with a substantial driveway leading to a detached garage, which is a rarity in central Faversham to find a period property, with off road parking.

Established wisteria drapes over the typical 1930's façade which displays a mix of neatly

pointed brickwork, hung tiles, complementing the wooden sash windows, the front door is set within an arched lobby with intricate windows to either side of the doorway, allowing light to flood through the elegant hallway which has a striking chequered tiled floor.

Panelled internal doors lead to two reception rooms, both with herringbone Amtico flooring and wood burning stoves which are encompassed by a limestone mantles. The dual aspect front room has a large square bay window dressed in plantation shutters. Bespoke bookshelves have been built within the alcoves, whilst the rear reception overlooks the garden.

At the rear of the property there is a characterful kitchen with an array of units and built-in dressers. The double range stove is set within the chimney breast and backed by pale green metro style tiles. The kitchen is further enhanced by a utility area with quirky cloak room and access to the rear garden. The panelled balustrade with oak handrail

leads to the first floor where one will find a galleried landing, with a linen cupboard.

There are three bedrooms with two exceptionally large doubles both with bay windows, the bathroom has a traditional suite which comprises of a rolled top bath with rainfall shower, low level flush WC and a hand basin, decoratively finished with panelling and metro tiles.

#### OUTSIDE:

To the front of the property there is a large driveway which leads to a detached garage with wooden doors, there is planning to demolish the garage and add a large rear single storey extension.

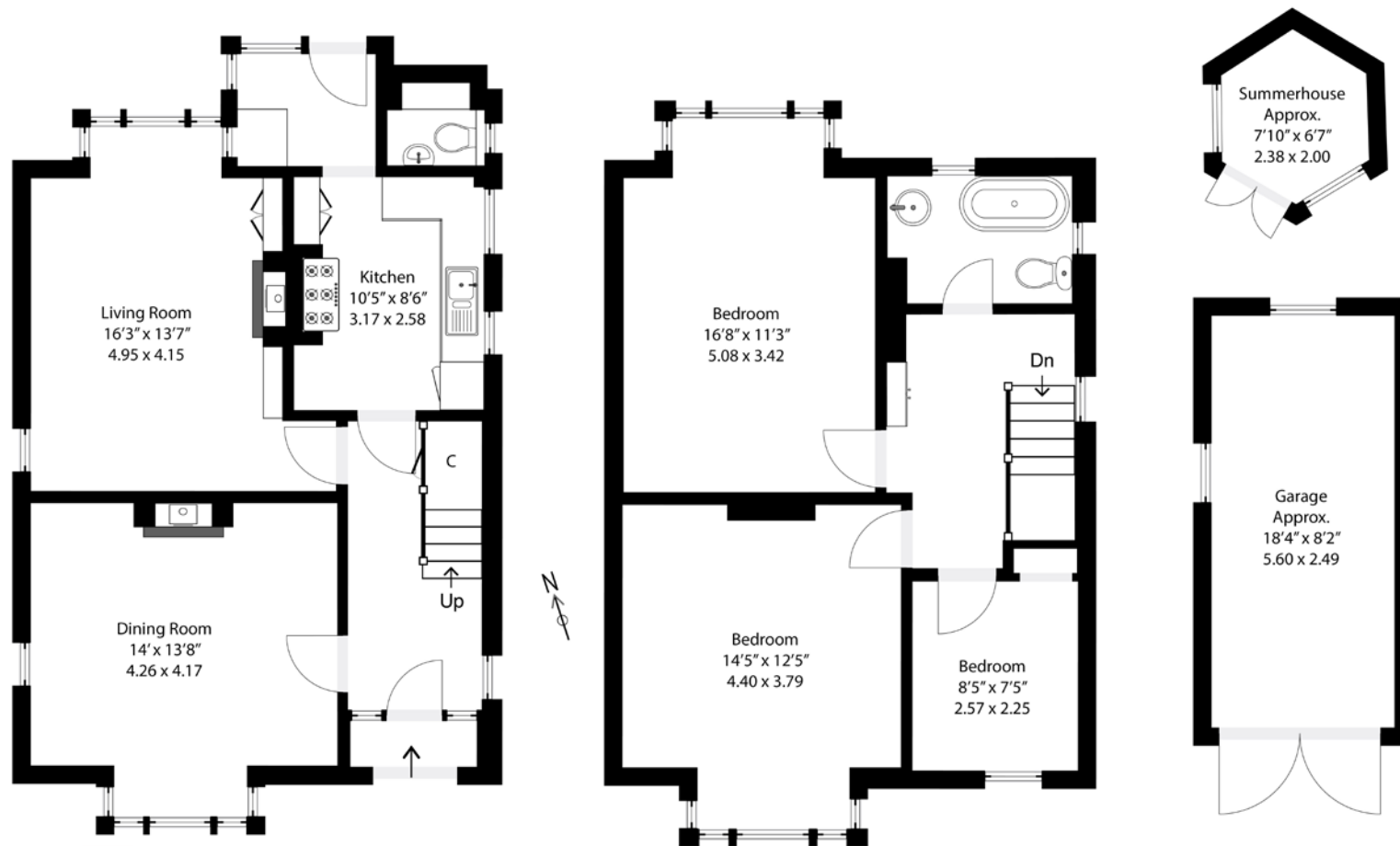
The rear garden is an enchanting space mainly laid to lawn and interspersed with an abundance of established shrubs and young trees, there are several seating areas including one beneath the pergola which sits beside a hexagonal summer house.











TOTAL FLOOR AREA: 1367 sq. ft (127 sq. m)  
 HOUSE: 1179 sq. ft (110 sq. m)  
 GARAGE: 188 sq. ft (17 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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