



FOUNDATION

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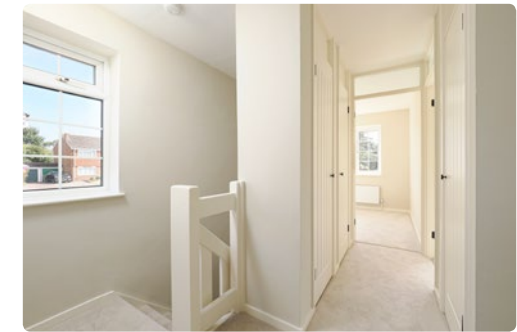
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37 Blenheim Avenue, Faversham ME13 8NW

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



37 Blenheim Avenue, Faversham ME13 8NW

- Recently Renovated Semi-Detached Residence
- Significantly Enhanced Throughout
- New Bathroom & Contemporary Kitchen
- Panelled Doors, Modern Flooring & New Carpets
- French Doors From The Dining Area
- Three Bedrooms – Two With Fitted Wardrobes
- Driveway, Garage & Generous Garden With Sun Terrace
- Macknade Farm Shop & Town Centre In Close Proximity

SITUATION:

The property is conveniently situated on the sought after 'Apple Estate' which enjoys a convenient location, within easy walking distance of Macknade Farm shop, 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. The quay has become a popular location for evening drinks and weekend meandering, with a wine bar and the popular Papa Bianco's which is perfect for watching the sunset whilst enjoying live music, pizza, and cocktails.

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:

A significantly enhanced and fully renovated three bedroomed semi-detached residence situated on the sought after Apple estate, moments from Macknade's Farm shop and a short walk to Faversham medieval town centre.

The property was built in the 1970's and has recently been extensively refurbished with brand new bathroom, sleek cloakroom and contemporary kitchen which balances beautifully with sleek décor, panelled internal doors, new flooring, plush carpets and fitted wardrobes.

Entrance is via the side of the property and the door opens into a reception hall with stairs to the first floor and newly fitted cloakroom with a Roca concealed cistern WC.

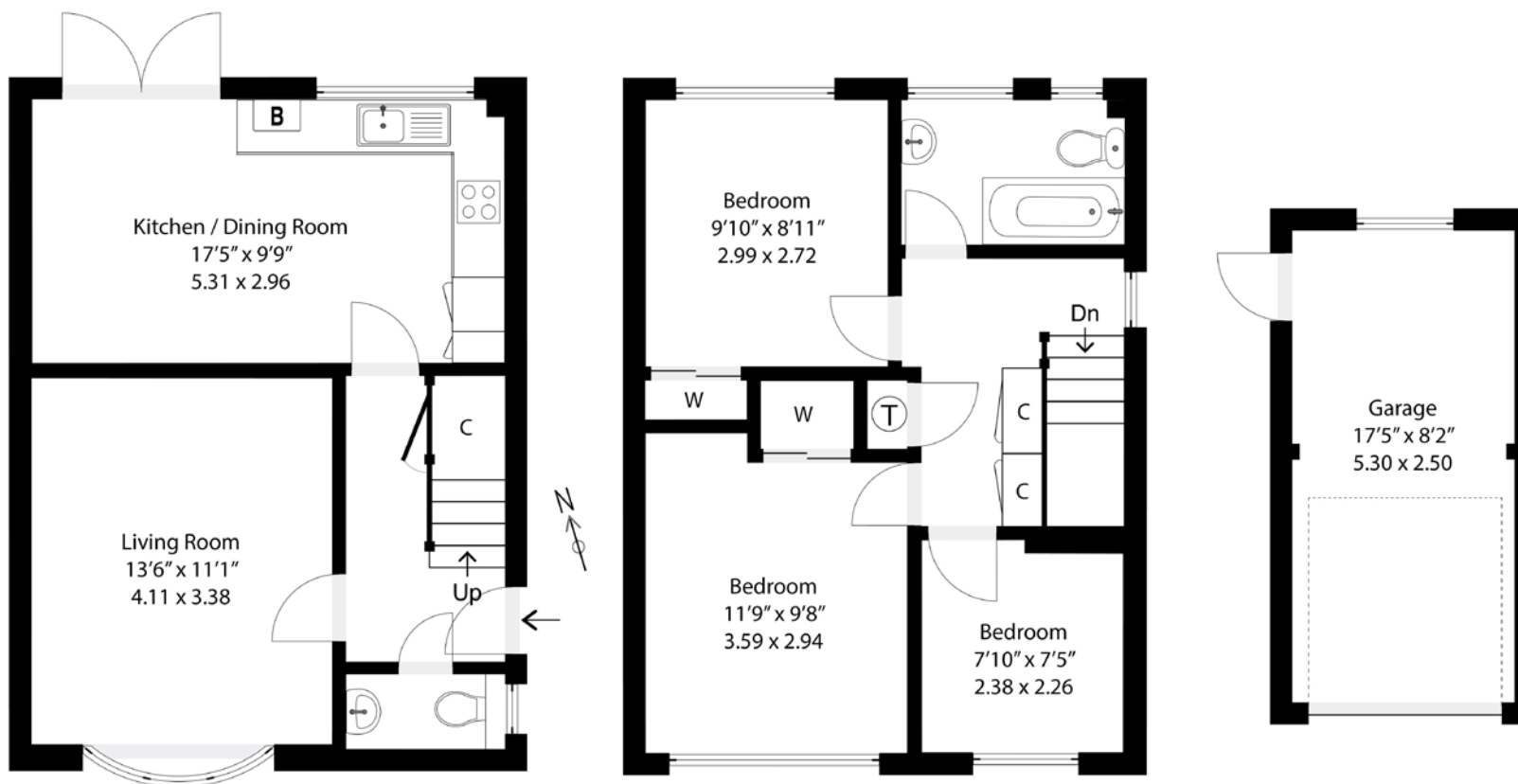
Wood effect luxury flooring has been laid throughout the ground floor and leads through to the kitchen breakfast room at the rear, here one will find an array of shaker style fitted units which integrate a fridge freezer, stainless steel sink, cooker and electric hob.

There is plenty of room for a large family dining room table to be placed next to the French doors which lead to the well-proportioned garden. The ground floor is further enhanced by a large sitting room with bay fronted window.

To the first floor one will find a galleried landing leading to three bedrooms and a beautifully installed bathroom which comprises of a shower over bath, vanity unit with basin and WC, marble effect tiles complement the new white suite and finish the space perfectly. Two of the larger bedrooms, are both generous doubles and benefit from fitted wardrobes.

OUTSIDE:

A driveway provides parking for several cars and leads to the garage, and rear garden, which is approx. 30 x 30 ft and mainly laid to lawn bordered by fencing and offering a sandstone patio accessed directly from the French doors. There is an opportunity to add a storage shed or small summer house/ office in the far-right corner where there is a concrete base.



TOTAL FLOOR AREA: 984 sq. ft (91 sq. m)
 HOUSE: 841 sq. ft (78 sq. m)
 GARAGE: 143 sq. ft (13 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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