



FOUNDATION

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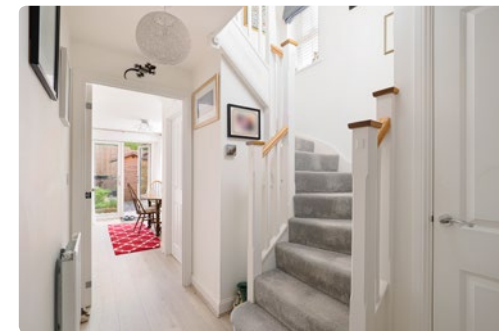
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2, Tettenhall Way, Faversham, ME13 8YS

4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



2, Tettenhall Way, Faversham, ME13 8YS

- Striking Detached Family Residence
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen Dining Room
- Integrated Kitchen Appliances & Utility Room
- Splendid Landscaped South Facing Garden
- Detached Garage & Generous Driveway
- Brogdale Road Development Close To Town Centre
- Short Walk To The Station & High Speed Links To London

SITUATION:

The property is conveniently situated just off Brogdale Road which enjoys a peaceful, yet convenient location, 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. 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 Bridge, 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 striking detached four bedroomed modern family home enviously located on the Brogdale Road development with a desirable south facing rear garden.

The property offers almost 1100 sq.ft of beautifully appointed accommodation which includes an open plan kitchen dining room and a separate reception ideal for busy families.

Built with energy efficiency in mind, the property achieves a commendable B energy rating. It benefits from excellent insulation, double-glazed windows, and a zoned central heating system—ensuring lower utility costs, reduced environmental impact, and optimal comfort year-round.

The façade features a blend of exposed brickwork, uPVC windows, and an apex roof, complemented by a pastel-coloured panelled door framed in smooth render that matches the garage door. Established shrubs line the

front of the property, enhancing its overall curb appeal.

The entrance hall sets the tone for the home with a cloakroom and an elegant staircase. High-quality wood-effect flooring flows seamlessly through to the open-plan kitchen and dining area at the rear of the house. French doors open directly onto the south-facing garden, flooding the space with natural light.

The kitchen is fitted with a comprehensive range of contemporary units and integrates all main appliances, including a cooker, gas hob, extractor hood, fridge-freezer, and dishwasher. A separate utility room offers additional storage and ample space for laundry appliances, enhancing the functionality of the home.

The ground floor is completed by a spacious sitting room with a large window overlooking the front of the property.

On the first floor, there is a well-appointed family bathroom and four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room.

OUTSIDE:

The south-facing garden has been thoughtfully landscaped, featuring a lush lawn bordered by mature shrubs and a charming herb garden set within wooden sleepers. A sandstone patio provides an ideal space for outdoor entertaining or relaxing in the sun.

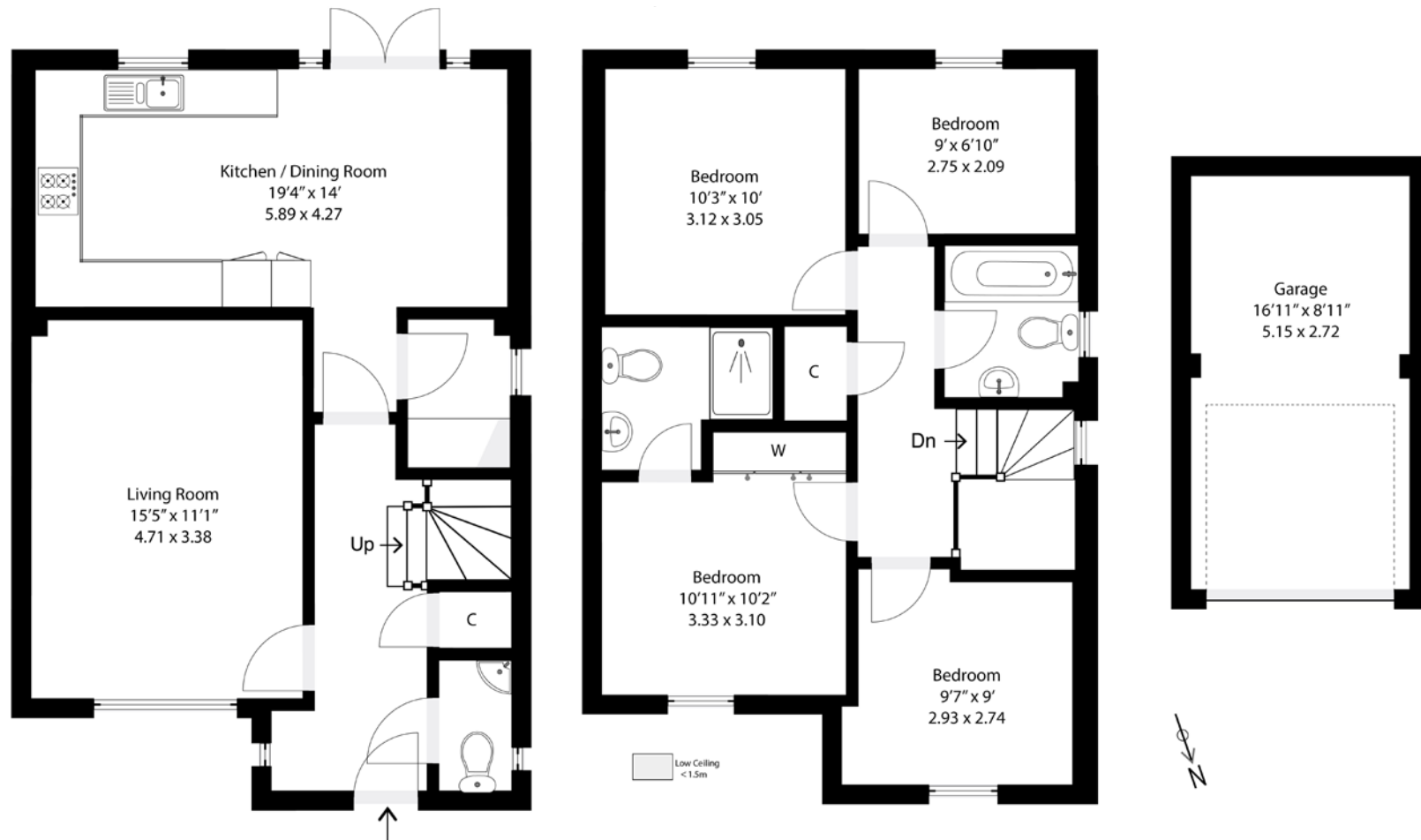
To the front, a private driveway leads to a detached, pitched-roof garage, set back from the house to create a sense of space and privacy.

AGENTS NOTE:

An annual maintenance charge of £210 is payable to the management of the estate.







TOTAL FLOOR AREA: 1239 sq. ft (115 sq. m)
HOUSE: 1088 sq. ft (101 sq. m)
GARAGE: 151 sq. ft (14 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
An annual maintenance charge of £210 is payable to the management of the estate.

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