



FOUNDATION

01227 752617

[sales@foundationestateagents.co.uk](mailto:sales@foundationestateagents.co.uk)

[www.foundationestateagents.co.uk](http://www.foundationestateagents.co.uk)



13, Russet Avenue, Faversham, ME13 8NP

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS



Freehold



## 13, Russet Avenue, Faversham, ME13 8NP

- Substantial Detached Residence
- Almost 2200 Sq.Ft Of Versatile Space
- Four Bedrooms & Three Bathrooms
- Opportunity To Modernise & Further Enhance
- Exceptionally Large South Facing Garden
- Double Integral Garage – Potential To Convert
- Vast Driveway & Attractive Façade
- Chain Free

### 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 substantial detached four-bedroom family residence, this impressive home occupies a generous corner plot with an extensive driveway and a beautifully private south-facing rear garden. Situated on the sought-after Russet Avenue—part of Faversham's desirable Apple Estate built in the 1970s—the property offers almost 2,200 sq. ft. of spacious and versatile accommodation, including a double integral garage. This space could be converted (subject to planning consent) to create additional living accommodation or a self-contained annexe.

Set well back from the road behind mature hedging, the property enjoys a high degree of privacy. The handsome façade combines exposed brickwork, hung tiles and UPVC windows, while the solid wood front door—framed by stained glass panels—sits beneath a sheltered porch.

The front door opens into a generous entrance hall with stairs rising to the first floor. A useful coat cupboard provides internal access to the double garage. The open-plan living area is dual aspect and exceptionally spacious, offering flexibility for multiple layouts. It could be divided into separate zones or potentially opened into the kitchen to create a large, contemporary family space.

The kitchen remains in its original form, presenting an excellent opportunity for updating and enhancement. It is complemented by a separate utility area and a cloakroom.

The ground floor is complete with a study which is located off the hallway.

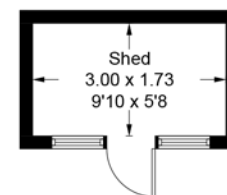
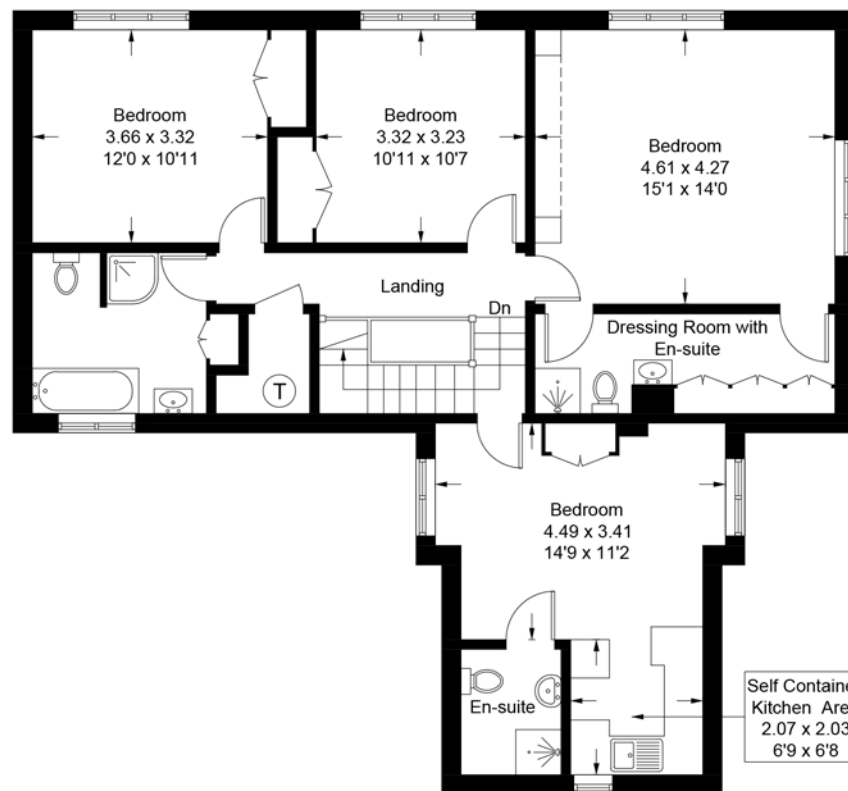
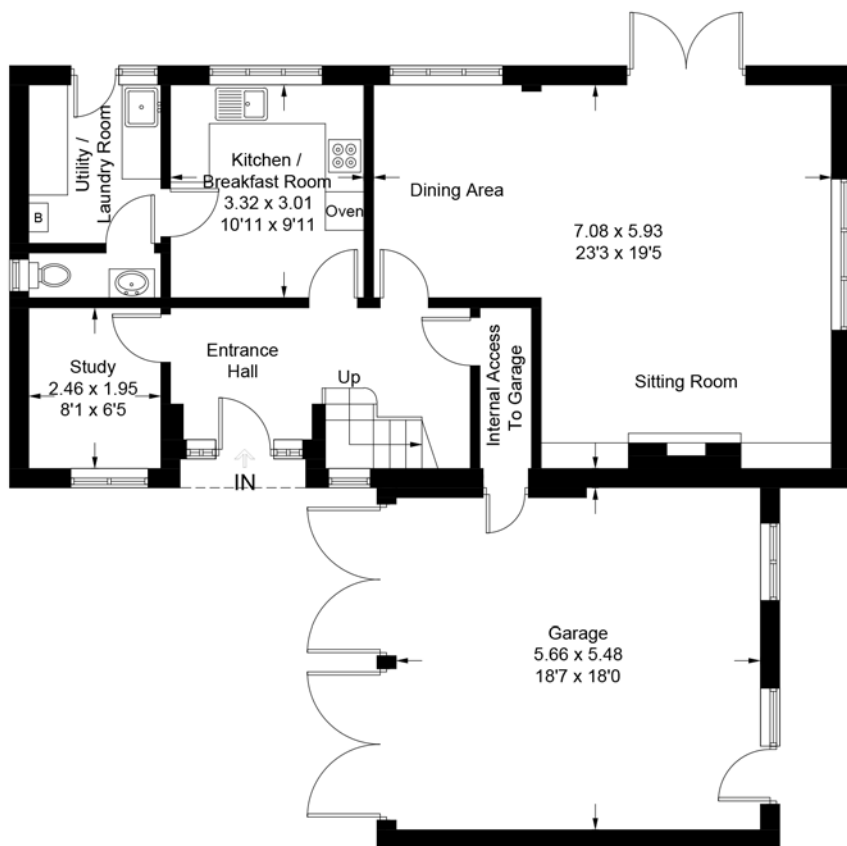
To the first floor, there are four double bedrooms and a well-appointed family bathroom.

The principal bedroom benefits from a walk-in dressing room and an en-suite shower room, while the bedroom above the garage features its own kitchenette and bathroom—ideal as a guest suite, teenager's room or independent living space.

#### OUTSIDE:

Occupying 0.16 acres, the property has one of the largest plots within the Apple Estate, the rear garden predominantly faces south and is mainly laid to lawn bordered by established shrubs and young trees.

To the front of the property there is a driveway providing parking for multiple cars and is bordered by mature hedging.



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



TOTAL FLOOR AREA: 2181 sq. ft (202 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
All services are mains connected

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

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