

Bramley Avenue, Faversham

Guide Price £325,000

## Key Features

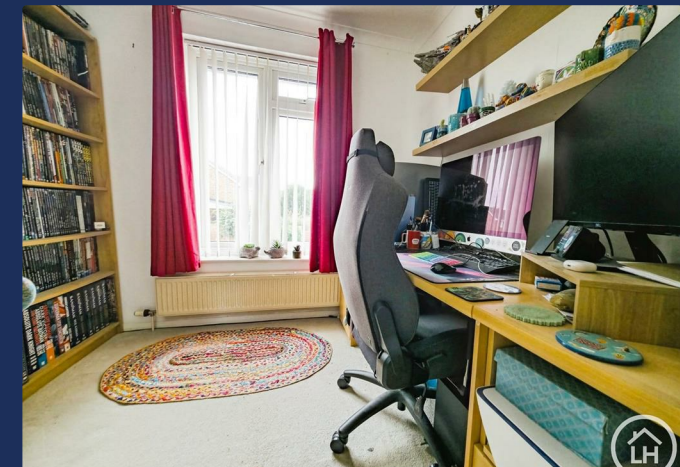
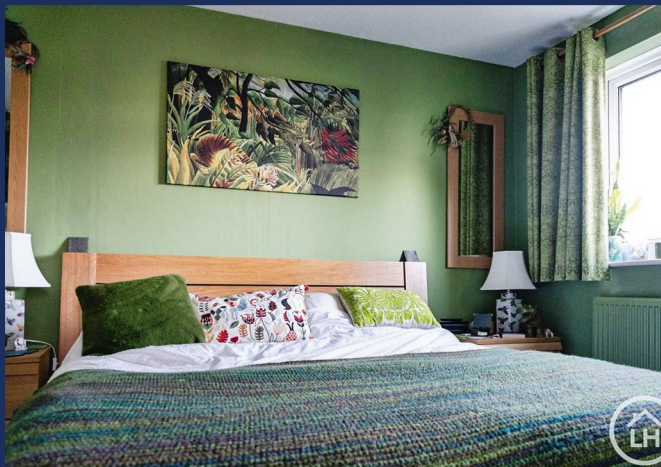
- Three Bedroom Semi-Detached Home
- Ready to Move Into
- Spacious Lounge / Dining Room
- Modern Family Bathroom
- Well Balanced Bedroom Layout
- Parking for Two Cars to the Front
- Garage to the Rear
- Popular Faversham Location
- EPC Grade D (66)
- Council Tax Band C



## Property Summary

\*\*\* Guide Price £325,000 - £350,000 \*\*\*

A fantastic opportunity for first time buyers or those looking to upsize from a flat or two bedroom home, this well-presented three bedroom property in Bramley Avenue offers generous living space, parking for two cars to the front and a garage to the rear with additional parking. The home is ready to move straight into and features a bright lounge/dining room overlooking the garden, a modern kitchen, three well-balanced bedrooms and a stylish family bathroom. With the added benefit of rear garden access to the garage and a practical layout throughout, this is a superb home in a popular Faversham location.



## Property Overview

The property is ready to move straight into and has a lovely, comfortable feel throughout. On the ground floor, there is an entrance hall, a fitted kitchen and a generous lounge/dining room stretching across the rear of the property, creating a versatile living space with plenty of room for both relaxing and entertaining. Doors open out to the rear garden, helping the home feel bright and connected to the outside space.

Upstairs, the layout is particularly well balanced with three bedrooms and a modern family bathroom. The main bedroom is a good size double, bedroom two is another comfortable room, and bedroom three works well as a child's room, nursery, dressing room or home office depending on a buyer's needs.

Externally, the property benefits from parking for two cars to the front, along with a garage located to the rear with an additional parking space in front of it. The garage can also be accessed directly from the rear garden, which is a really useful feature for storage, bikes or general day-to-day practicality.

Overall, this is a smart and move-in-ready home in a popular Faversham location, offering more than first meets the eye and making it a strong option for buyers wanting space, parking and convenience.

## About the Area

Bramley Avenue is located within a popular residential area of Faversham, a historic market town well known for its charming streets, independent shops and strong sense of community. The town centre offers a wide range of amenities including cafés, pubs, restaurants, supermarkets and the renowned Faversham Market, which has been running for centuries and remains a focal point of the town.

For commuters, Faversham benefits from a mainline railway station offering direct services to London St Pancras via High Speed (around 65 minutes), as well as connections to London Victoria and Canterbury. The A2 and M2 are also easily accessible, making travel across Kent and towards London straightforward.

The area is also well served by local schools for a range of ages, alongside parks, countryside walks and nearby coastal destinations such as Whitstable and Seasalter, both only a short drive away. With its blend of historic character, modern convenience and excellent transport links, Faversham continues to be a highly desirable place to live.

## Lounge / Diner

10'8 x 10'7 & 12'1 x 8'4

## Kitchen

8'11 x 7'11

## Bedroom One

11' x 11'1

## Bedroom Two

8'6 x 11'6

## Bedroom Three

8'0' x 8'6

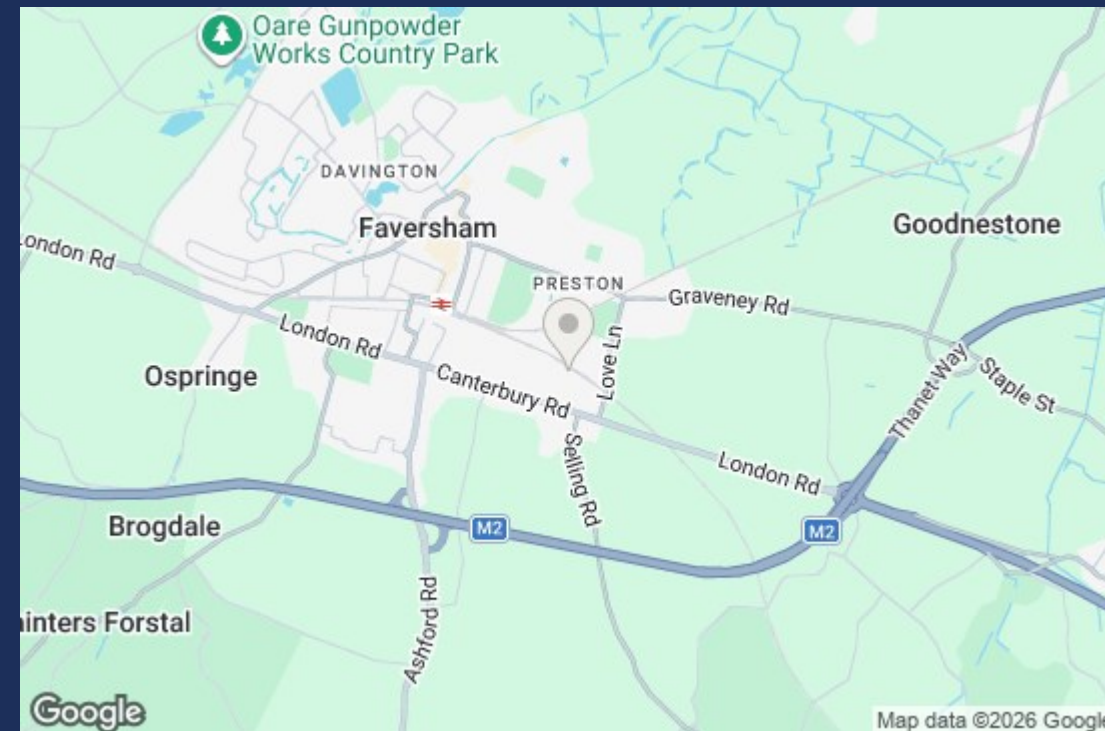
## Bathroom

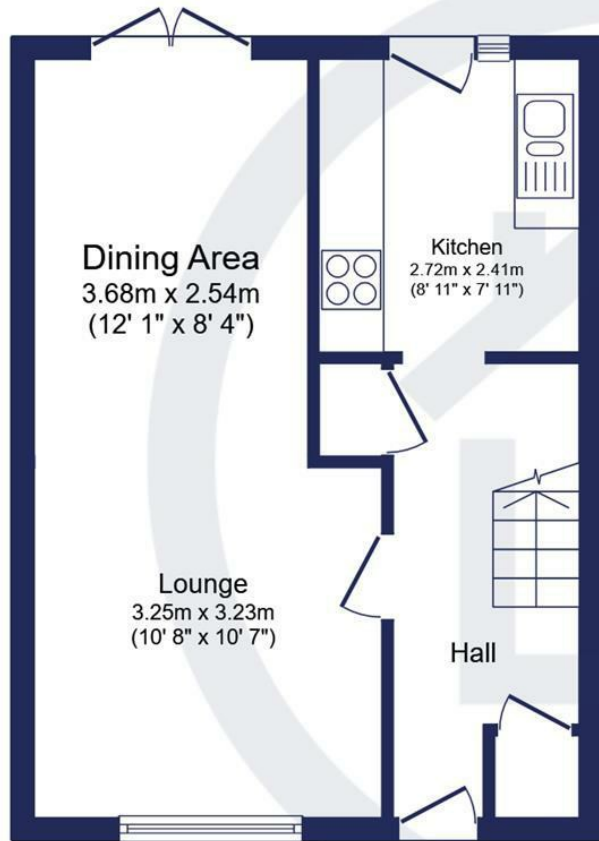
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

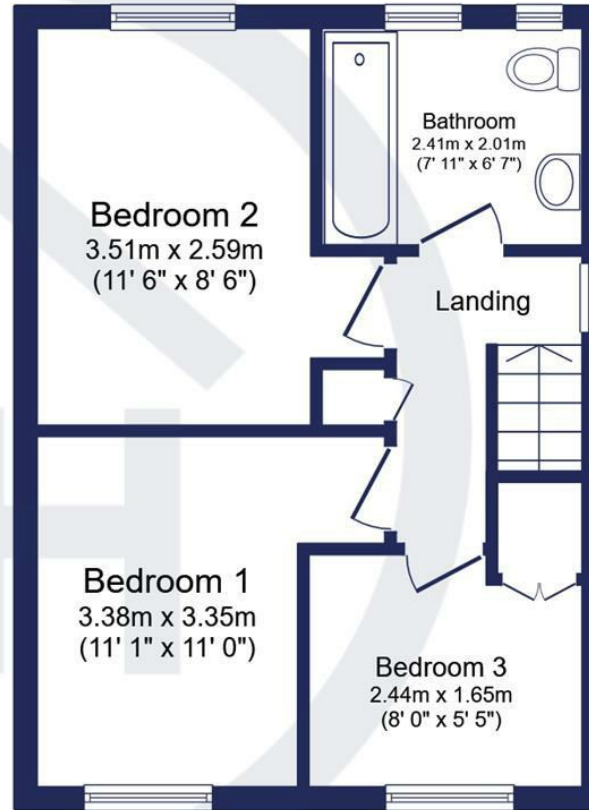
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### Ground Floor

Floor area 35.5 sq.m. (383 sq.ft.)



### First Floor

Floor area 35.5 sq.m. (383 sq.ft.)

Total floor area: 71.1 sq.m. (765 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

