



SAXON SHORE
— ESTATE AGENTS —



1 Crown Cottages Cleve Hill, Faversham, ME13 9EE

Offers in excess of £450,000

Introducing this beautifully presented, three bedroom semi detached cottage on the outskirts of the charming village of Graveney near Faversham. With no onward chain, this property is ready for you to move in and make it your own.

Accommodation spans across two floors and comprises an entrance hall, two spacious reception rooms both with working wood burners, providing ample space for both relaxation and entertaining, a well-appointed kitchen that leads to a convenient utility room, and a shower room to the ground floor.

Upstairs are three good sized bedrooms and another modern shower room.

Outside is a large wrap around garden mainly laid to lawn with a patio area and fully insulated summer house currently used as additional reception space. This expansive area is perfect for summer barbecues or quiet evenings under the stars.

Entrance Hall
7'0" x 11'7" (2.15 x 3.55)



Sitting Room
13'3" x 9'5" (4.05 x 2.88)



Lounge
22'10" x 10'9" (6.97 x 3.29)



Kitchen/Diner
18'6" x 12'0" (5.66 x 3.67)



Utility Room
7'1" x 9'11" (2.18 x 3.03)



Shower Room
9'0" x 6'4" (2.76 x 1.95)



Landing



Bedroom 1
10'4" x 9'8" (3.17 x 2.95)



Bedroom 2
10'1" x 10'9" (3.08 x 3.28)



Bedroom 3
9'6" x 8'0" (2.9 x 2.45)





Shower Room
9'1" x 10'9" (2.77 x 3.29)



Garden



Summer House



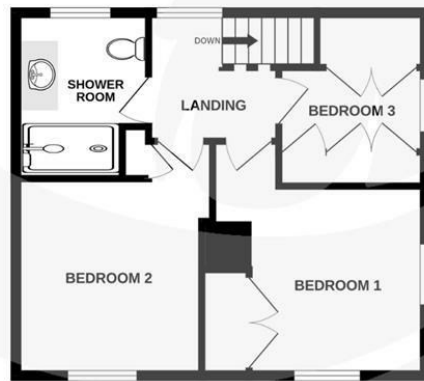
Driveway + Garage



GROUND FLOOR
77.9 sq.m. (839 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA: 118.8 sq.m. (1279 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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