



SAXON SHORE
— ESTATE AGENTS —



85 Bramley Avenue, Faversham, ME13 8LP **Offers in excess of £480,000**

Introducing to the market this well presented detached house on Bramley Avenue, offering a perfect blend of comfort and convenience.

Downstairs you will find the kitchen, W/C and two inviting reception rooms, one of which has a large French doors that open onto a well established garden and the other one is a versatile extension which could be used as a spare sitting room, office or bedroom. There is a separated dining room with floor to ceiling bay window. These light and bright spaces are perfect for entertaining guests or enjoying quiet evenings with loved ones.

Upstairs there are three well proportioned bedrooms, one of which is ensuite, and a family shower room.

This property features ample parking comprised of a garage and a driveway providing both convenience and peace of mind.

Entrance Hall

6'9" x 4'1" (2.06 x 1.25)



Landing



Lounge

20'1" x 11'5" (6.14 x 3.5)



Dining Room

9'3" x 12'11" (2.84 x 3.95)



Bedroom 1

14'6" x 9'5" (4.42 x 2.88)



Kitchen

10'9" x 8'6" (3.30 x 2.60)



Ensuite

5'8" x 4'11" (1.73 x 1.5)



Sitting Room/Office/Spare Bedroom

9'10" x 15'8" (3 x 4.79)



WC

4'0" x 4'1" (1.24 x 1.25)

Bedroom 2

11'5" x 11'5" (3.5 x 3.5)



Bedroom 3

8'8" x 8'6" (2.65 x 2.60)

Shower Room

5'8" x 7'8" (1.73 x 2.34)



Garden



Garage

GROUND FLOOR
76.8 sq.m. (827 sq.ft.) approx.



1ST FLOOR
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA: 121.9 sq.m. (1313 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			
(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		

