



SAXON SHORE
— ESTATE AGENTS —



3 Cheney Road, Faversham, Kent ME13 8DG

Offers in excess of £385,000

Introducing this well presented, three bedroom, semi detached house on Cheney Road on the popular Millfield estate, in Faversham. Located close to the recreation ground, within walking distance of the town centre, in the catchment area for highly rated local schools, and the mainline train station.

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge/diner with a feature fireplace and french doors that open onto the garden, a well appointed, modern kitchen, a utility room, a shower room with W/C and a large conservatory, currently used as a dining room, to the ground floor. Upstairs on the second floor are two double bedrooms, a good sized single bedroom, a full bathroom and a separate W/C.

Outside to the front large driveway for ample off street parking. To the rear is a generous, established garden with patio areas, landscaped lawns, allotment plots, two sheds and a greenhouse.

Don't miss your chance to make this house, your new home. Contact us to arrange a viewing!

Entrance Hall



Lounge/Diner

12'1" x 17'5" (3.7 x 5.31)



Kitchen

12'4" x 13'5" (3.76 x 4.09)



Utility Room

6'10" x 6'10" (2.1 x 2.1)



Shower Room

6'10" x 5'4" (2.1 x 1.65)



Conservatory

12'4" x 13'10" (3.76 x 4.23)



Bedroom 1

13'8" x 12'2" (4.17 x 3.71)



Bedroom 2

10'9" x 12'2" (3.29 x 3.71)



Bedroom 3

9'1" x 6'11" (2.77 x 2.12)



Bathroom

4'6" x 8'0" (1.38 x 2.44)



W/C

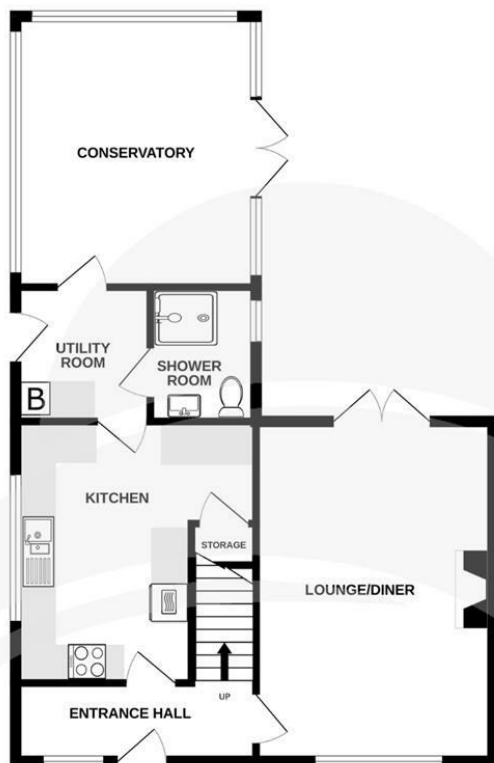
4'7" x 2'6" (1.4 x 0.77)



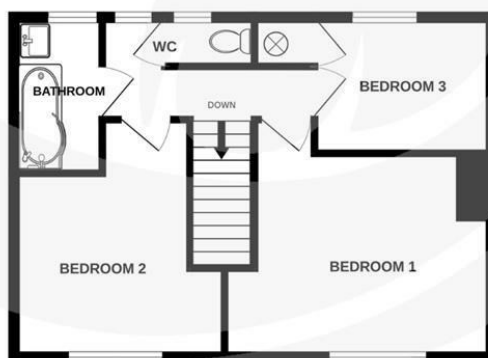
Garden



GROUND FLOOR
62.8 sq.m. (676 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 101.9 sq.m. (1097 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		65	75
		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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