



SAXON SHORE
— ESTATE AGENTS —



4 Egbert Road, Faversham, ME13 8SJ

Offers in excess of £425,000

Introducing this unique, three bedroom, detached house on Egbert Road in Faversham. Located on a popular road within walking distance to the town centre and mainline train station, close to transport links and within the catchment area for several highly rated local schools.

Accommodation spans across two floors and comprises an inviting lounge with a feature fire place a bay window, and dual aspects windows allowing in plenty of natural light, and a spacious dining room both perfect for entertaining guests or enjoying quiet evenings at home. There is a well appointed kitchen, a utility room with access to the garden and a full bathroom to the ground floor.

Upstairs are two double bedrooms both with built in storage, and a good sized single bedroom.

Outside to the front is a driveway for off street parking, a real bonus in this area. To the rear is a sunny, private courtyard garden.

This property is ideal for families or those seeking extra space. Don't miss the chance to make this house your new home, contact us to arrange a viewing!

Porch



Lounge
12'2" x 13'4" (3.72 x 4.08)



Dining Room
10'7" x 13'4" (3.25 x 4.08)



Kitchen
5'4" x 13'4" (1.65 x 4.08)



Utility Room
6'0" x 5'0" (1.85 x 1.53)



Bathroom
7'0" x 7'1" (2.14 x 2.16)



Landing



Bedroom 1
10'7" x 13'4" (3.23 x 4.08)



Bedroom 2
10'7" x 10'9" (3.24 x 3.28)



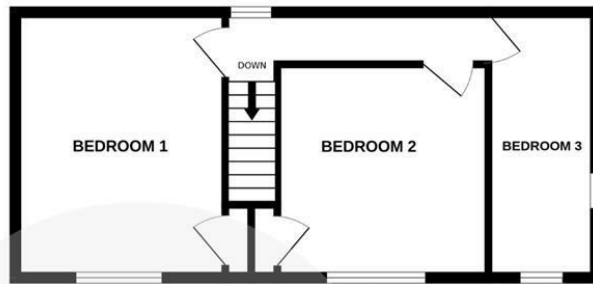
Bedroom 3
5'4" x 13'4" (1.65 x 4.08)



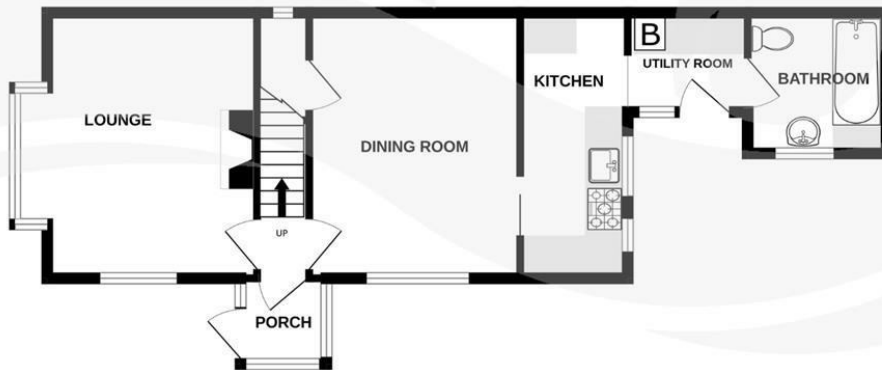
Garden



1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 82.5 sq.m. (888 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2020

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	73
		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	

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



SAXON SHORE
- ESTATE AGENTS -