



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  1x 

**The Sycamore, Ham  
Road, Faversham Lakes,  
Faversham, Kent, ME13**

*Wards*  
Helping you move forwards



## Main features

- **Detached home with single garage and off-road parking for 2 cars with an EV charging point**
- **Open plan kitchen/diner with Bosch integrated appliances and induction hob**
- **Bi-fold doors from kitchen/diner leading to spacious laid to lawn rear garden with patio**
- **Study for home working**
- **En-suite shower room and Juliet balcony to main bedroom**
- **Stunning views**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Dining Room: 19'7 x 12'2 (5.97m x 3.71m)  
 Utility/Boot Room: 10'6 x 6'6 (3.20m x 1.98m)  
 Cloakroom  
 Living Room: 16'3 x 12'3 (4.96m x 3.74m)  
 Study: 9'3 x 8'2 (2.82m x 2.49m)

### FIRST FLOOR

Bedroom 1: 16'5 x 12'3 (5.01m x 3.74m)  
 En-suite Shower Room  
 Bedroom 2: 11'10 x 11'2 (3.61m x 3.41m)  
 Bedroom 3: 13'5 x 8'2 (4.09m x 2.49m)  
 Bedroom 4: 10'6 x 8'2 (3.20m x 2.49m)  
 Bathroom

### OUTSIDE

Front Garden  
 Rear Garden  
 Single Garage  
 Off Road Parking For 2 Cars

