

for sale

offers in excess of

**£600,000** Freehold



**Athelstan Road Faversham ME13 8QW**

A no expense spared renovation project in the heart of Faversham - ***please note that work to the property is still ongoing.*** At the time of listing, Building Regulation Certification has yet to be provided, please ask us for timescales involved.

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Connells are proud to present to the market this soon to be fully renovated family home in one of the most desirable locations in Faversham, Athelstan Road.

No expense has been spared in this top-to-bottom renovation that includes the basement which has been converted to a usable room, the addition of an en-suite to the main bedroom and a well thought out rear extension.

Athelstan Road is well regarded as being one of the most prestigious road in the town. Being in close proximity to both primary and secondary schools, this home really is the perfect family retreat. Road links to Ashford, Thanet and London via the A2/M2 are easily accessible as is the mainline train station providing regular high speed services to London.

For your chance to view this beautiful home, please contact the sole agent Connells.

## Accommodation

### Entrance Porch

**Entrance Hall** 22' x 5' 1" ( 6.71m x 1.55m )

**Lower Ground Floor Room** 15' 9" x 10' 7" ( 4.80m x 3.23m )

**Lounge** 11' 8" x 13' 9" ( 3.56m x 4.19m )

**Dining Room** 11' 8" x 12' 4" ( 3.56m x 3.76m )

**Kitchen** 12' 8" x 15' 1" ( 3.86m x 4.60m )

**Reception Room Off Kitchen** 9' 8" x 11' 1" ( 2.95m x 3.38m )

### Utility/ Recess Area

### First Floor Landing

**Bedroom One** 13' 9" x 11' 4" ( 4.19m x 3.45m )

**Shower Room** 8' 8" x 5' ( 2.64m x 1.52m )

**Bedroom Two** 12' 9" x 11' 2" ( 3.89m x 3.40m )

**Bedroom Three** 9' 9" x 11' 9" ( 2.97m x 3.58m )

### Family Bathroom

### Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



To view this property please contact Connells on

**T 01795 533544**  
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7 Market Place  
FAVERSHAM ME13 7AG

Property Ref: FAV103335 - 0005

Tenure:Freehold EPC Rating: F – new EPC to be carried out once building work has been completed

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.