



SAXON SHORE  
— ESTATE AGENTS —



## 33 Bysing Wood Road, Faversham, ME13 7QA Offers in excess of £400,000

Introducing this spacious, four bedroom, semi detached house on Bysing Wood Road in Faversham. Located just at the bottom of Dark Hill close to local amenities and a short walk from the town centre and main line train station. Available for sale with no onward chain!

Accommodation spans across two floors and comprises an entrance hall, a lounge, a large kitchen with adjoining breakfast room, a dining room with french doors that open onto a conservatory/garden room and a W/C to the ground floor. In addition, there is internal access to the integral garage.

Upstairs are four good size bedrooms one of which has an en suite shower room, and another a large walk in wardrobe, a full bathroom.

Outside to the front is a driveway and a garage for ample off street parking plus a garden. To the rear is a generous garden, mainly laid to lawn with patio areas.

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

## Hallway



## Garden room

10'3 x 9'9 (3.12m x 2.97m )



## WC

## Garage

16'3 x 11'7 (4.95m x 3.53m)

## Lounge

12 x 10'10 (3.66m x 3.30m)



## Bedroom 1

14'1 x 11'9 (4.29m x 3.58m )



## En suite

7'4 x 3'3 (2.24m x 0.99m )

## Kitchen

17'1" x 10'4" increase 10'0" x 6'11" (5.23m x 3.15m increase 3.05m x 2.13m )



## Dining room

11'6 x 11'1 (3.51m x 3.38m )



## Bedroom 2

11'6" x 7'8" (3.52m x 2.35m )



**Walk In Wardrobe**  
7'10" x 4'7" (2.40 x 1.42)



**Bathroom**  
8'0" x 7'8" (2.44m x 2.34m )



**Bedroom 3**  
9'10" x 11'6" (3m x 3.51m )



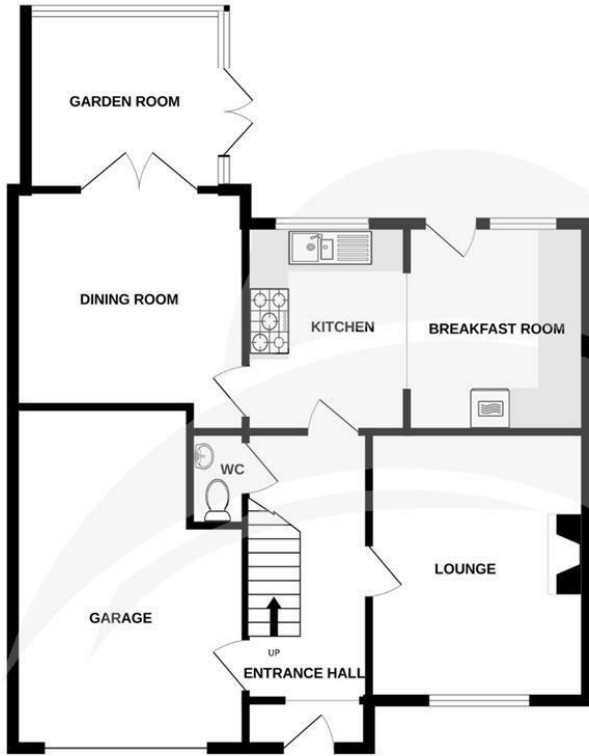
**Garden**



**Bedroom 4**  
10'7 x 8'10 (3.23m x 2.69m)

GROUND FLOOR  
75.9 sq.m. (817 sq.ft.) approx.

1ST FLOOR  
58.6 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 134.5 sq.m. (1447 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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