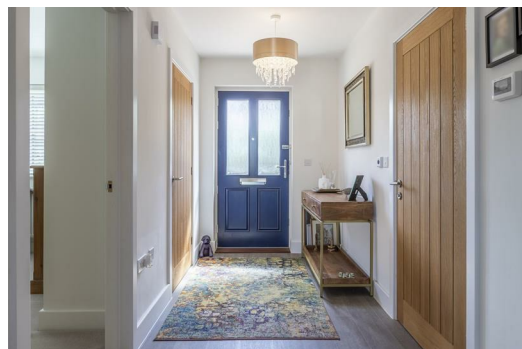




SAXON SHORE
— ESTATE AGENTS —



2 Forge Farm Row, Faversham, ME13 9FW

Offers in excess of £500,000

Introducing this immaculate, nearly new detached bungalow on a small development in Hernhill. Located in a popular village, with a green at its centre, surrounded by historic buildings including pretty St. Michael's church and a 16th Century country pub. There is also a well regarded primary school and an active village hall. Hernhill is set amongst open countryside, orchards and farmland making it a haven for walkers and riders. Though set in a rural location, it's easily accessible and lies in between the towns of Faversham and Whitstable, and is just seven miles from Canterbury.

Accommodation comprises an entrance hall, a spacious lounge with french doors that open onto the garden, perfect for relaxing or entertaining, a well appointed kitchen/diner with integrated appliances and access to the garden, three good sized bedrooms, one of which has a en-suite shower room, and a full bathroom with separate bath and shower. The layout is thoughtfully designed, ensuring a seamless flow throughout the home with plenty of storage throughout. Outside to the front is ample off street parking and a garage that benefits from mezzanine storage and an EV car charging point. To the rear is a beautifully landscaped garden with patio and lawned areas, established flower beds and stunning views.

Entrance Hall



Lounge
14'6" x 17'6" (4.42 x 5.34)



Kitchen/Diner
15'11" x 12'4" (4.86 x 3.77)



Bedroom 1
13'8" x 9'10" + 6'6" x 3'11" (4.18 x 3 + 2 x 1.2)



Ensuite
3'7" x 9'10" (1.1 x 3)



Bedroom 2
9'9" x 12'9" + 6'1" x 2'11" (2.98 x 3.91 + 1.87 x 0.91)



Bedroom 3
8'6" x 9'6" (2.6 x 2.9)



Bathroom
7'2" x 6'6" + 3'1" x 2'7" (2.19 x 2 + 0.95 x 0.8)



Garden



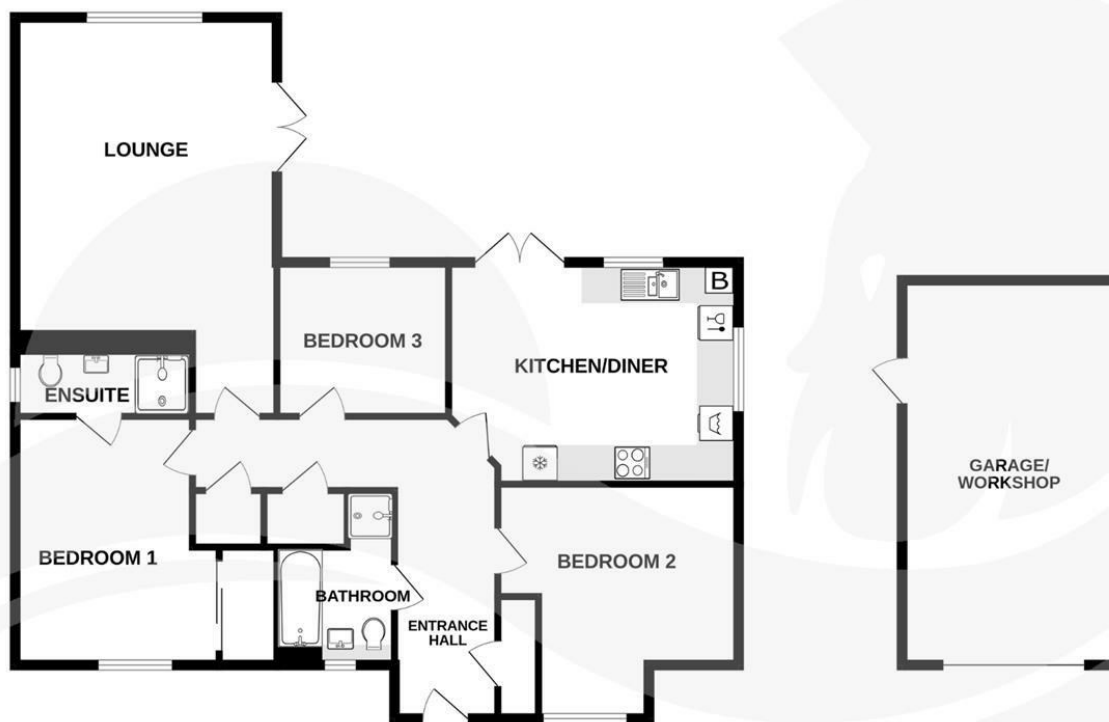
Garage



View



GROUND FLOOR
127.7 sq.m. (1375 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1375 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.
Made with Metropix G2025

Energy Efficiency Rating	
	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	
84	94
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
84	94
England & Wales	
EU Directive 2002/91/EC	

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