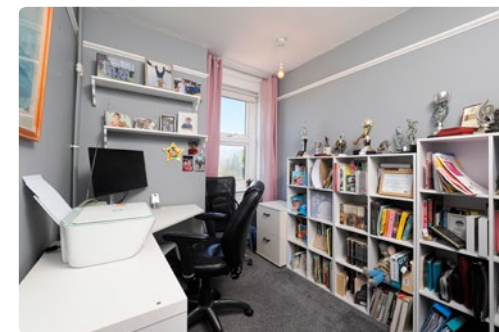
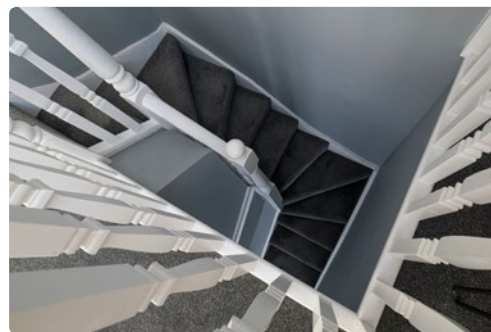
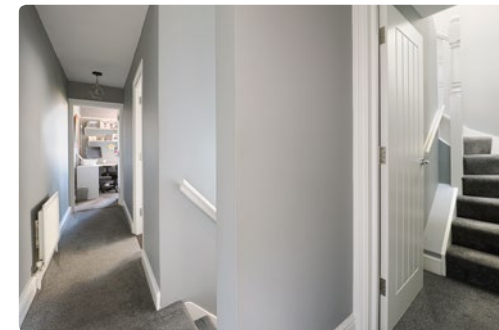




83 Athelstan Road, Faversham ME13 8QN

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



83 Athelstan Road, Faversham ME13 8QN

- Substantial Victorian Property
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms & Converted Cellar
- Principal Bedroom With Ensuite & Dressing Room
- Over 1400 Sq.Ft Of Accommodation
- Potential To Extend Over The Side Return
- Walled 90 Ft Rear Garden & Off Road Parking
- Moments From The Town Centre & Train Station
- Ethelbert Road Primary School Within 0.2 Miles

SITUATION:

The property is conveniently situated in Athelstan Road, which enjoys an extremely central location. King George Park and Ethelbert Road primary school is just a few minutes' walk away. You are also within easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway

station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

A substantial four bedroom Victorian House, built in the early 1900's and offering over 1400 sq.ft of beautifully configured accommodation which includes a fully tanked cellar and a large loft conversion creating a beautiful double bedroom with ensuite, dressing room and envious views over Faversham.

Situated in the sought after location of Athelstan Road close to the train station and the popular Ethelbert Road primary school, this family home also benefits from off road parking and an enchanting 90ft walled garden.

The façade has a typical Victorian elevation with bay window, exposed yellow stone brick and attractive apex roof. The front door is at the side of the property and opens central to the home. To the left there is a bay fronted sitting room which has original cornicing, decorative ceiling rose and intricate architrave.



The second reception room has beautiful, oak flooring and works perfectly as the dining room as the kitchen is adjacent. Here one will find an array of contemporary grey wall and floor units with integrated cooker and hob, the space is further enhanced by a utility area which leads to the family bathroom and the rear garden.

The main family bathroom has been tastefully tiled and comprises of a traditional styled three piece suite which includes shower over bathtub.

From the dining room, stairs descend to the fully tanked cellar, which works perfectly as a play area/hobby room and has good head height and a window to the front.

To the first floor one will find three generously proportioned bedrooms, the hallway leads to the principal bedroom which has been creatively configured in the loft to an exceptionally high standard. This

beautifully presented abode has been designed to offer a walk-in dressing room with bespoke joinery and ensuite shower room finished with attractive floor and wall tiles.

OUTSIDE:

From the utility area, there is a patio which covers the side return, with gate to the front, the patio also runs the full width of the garden and steps down onto the lawn which is bordered by raised beds formed by sleepers.

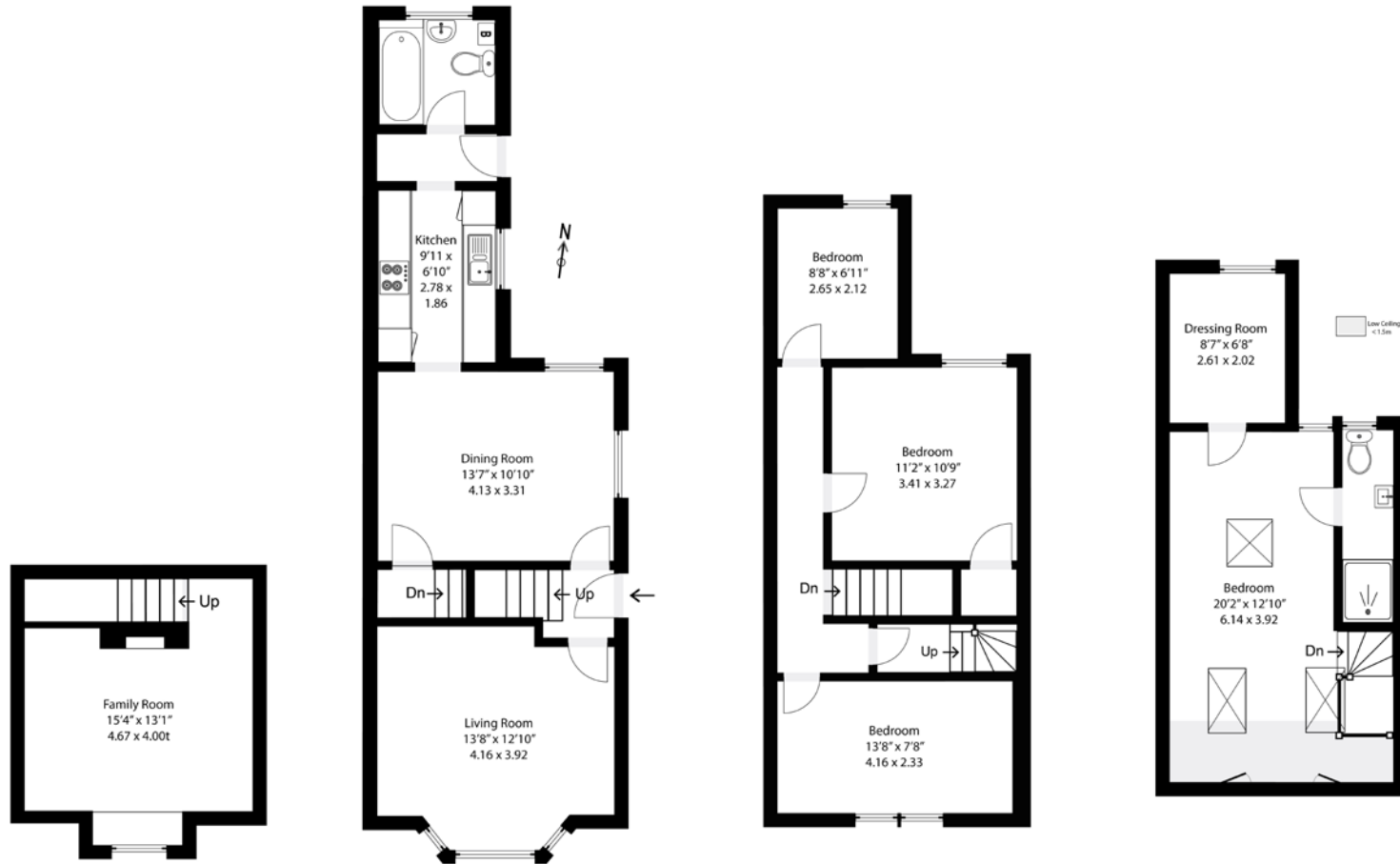
The partially walled garden is almost 90 ft long which includes the side return which could potentially offer additional living accommodation is one wanted to extend.











TOTAL FLOOR AREA: 1422 sq. ft (132 sq. m)



EPC RATING
Predicted C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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