



FOUNDATION

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7 Egbert Road, Faversham ME13 8SJ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



## 7 Egbert Road, Faversham ME13 8SJ

- Delightful Detached Bungalow
- Two Bedrooms & Two Reception Rooms
- Attractive Bay Fronted Symmetrical Façade
- Enchanting Established 80.Ft Rear Garden
- Driveway For Two Cars
- Sought After Location Close To Town Centre
- Bus Stop & Train Station A Short Walk Away
- Chain Free

### SITUATION:

The property is conveniently situated in Egbert Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station, excellent schools 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 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.

The cathedral city of Canterbury is just 10 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools, a number of well regarded junior and senior private schools and three universities.



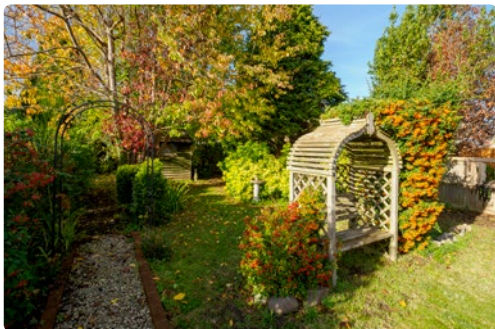
#### DESCRIPTION:

A delightful two-bedroom detached bungalow, with an enchanting, well established 80 ft rear garden. Situated in the sought-after location of Egbert Road just a short walk from the town centre, bus stop and train station.

The bungalow is beautifully configured with almost 700 sq.ft of well-appointed accommodation which includes two bedrooms and a bathroom to one side of the property whilst to left there is two reception rooms and a neatly installed kitchen.

The bungalow is immaculately kept, and in very good order, however there is potential for it to be further enhanced, if one wished to modernise and add their own stamp.

The façade is neatly symmetrically with bowed bay windows sitting either side of the UPVC glazed front door, red curved brick work and detailed patterning above the door create character and definition, whilst the



bricked wall with its modern railings and pathway through the middle give the property a sophisticated, finished look. To the left there is a driveway large enough for two cars, with access to the rear garden.

The UPVC front door opens into a hallway flooded with natural light which leads to two double bedrooms, one of which has a bay window, and both have characterful panelled doors providing wardrobe space, there is a tiled shower room which comprises of a quadrant cubicle, wash basin and WC.

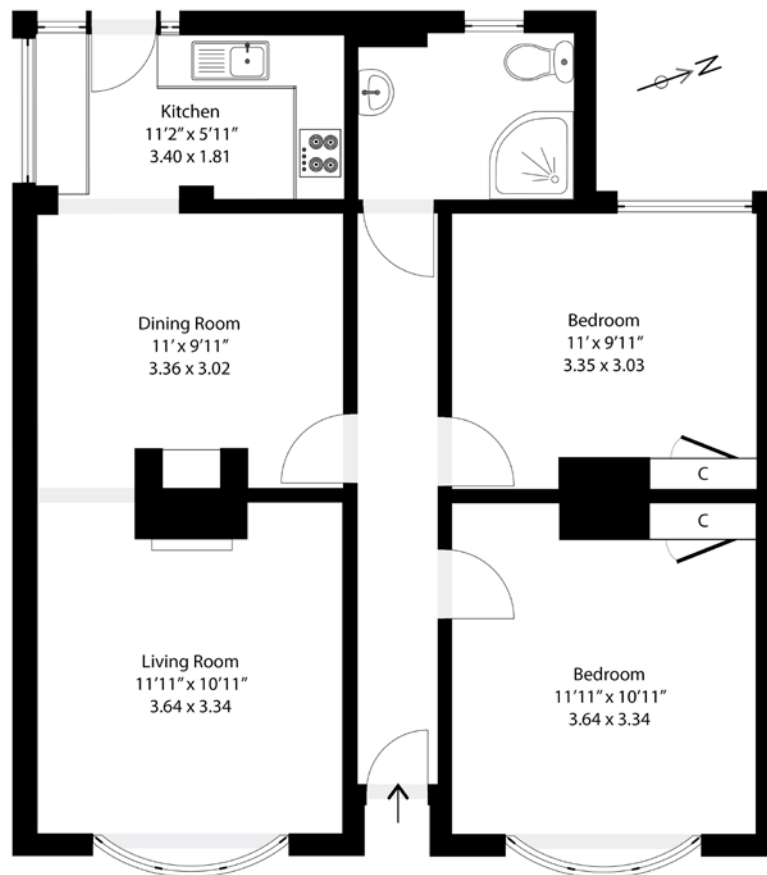
The living space has a dining area which sits between the sitting room and kitchen and feels partially open to both areas, there is built in shelving in dining room whilst in the sitting room there is a electric fireplace and another bay window. The dual aspect kitchen has an array of units which have been finished with wood effect work tops and stone tiles. The oven and hob are integrated with space for free standing appliances.

#### OUTSIDE:

The garden is accessed via the kitchen door which opens onto a vast patio area, with pathway leading down to the enchanting rear garden.

Borders are full with flowers and shrubs and run alongside the pathway which brings you to a wooded area with several mature trees and a small shed.

To the front of the property the shingled garden is enclosed by a small wall and smart railings, with a pathway through the middle, whilst to the left there is a driveway large enough for two cars.



TOTAL FLOOR AREA: 699 sq. ft (65 sq. m)



EPC RATING  
D



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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