



4 Press House Drive, Faversham, ME13 7UX

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



4 Press House Drive, Faversham ME13 7UX

- Semi Detached Striking Residence
- Exceptionally Energy Efficient
- Open Plan Living Area With French Doors
- Three Bedrooms & Two Luxury Bathrooms
- Integrating Appliances Within A Modern Kitchen
- Landscaped Rear Garden & Summer House
- Overlooking a Wildflower Meadow
- Close To Excellent Schools & Town Centre

SITUATION:

The property is conveniently situated in Press House Drive which is part of the Lakes development which enjoys an extremely beautiful location, 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:

In one of the most sought-after positions on the lake's development, overlooking a wild flower meadow and just moments from a nature reserve and beautiful lake with its abundance of wildlife. Located between Davington and Oare it is the perfect balance between rural living and convenient town life, with its excellent schools and high-speed links to London, within walking distance.

The semi-detached property was built in 2020 by Anderson homes and has been with one family since who have enhanced the property by landscaping the garden and adding a summer house/home office.

It was built to an exceptionally energy efficient standard with high performance double-glazed windows and doors, excellent levels of insulation and a zoned gas central heating system.



The façade is striking with composite cladding complementing the dark framed aluminium windows and a contemporary front door which opens into an entrance hall with cloakroom, and wood effect flooring which has been laid seamlessly throughout. The kitchen sits to the right and has been fitted with an array of white gloss units integrating all main appliances including a fridge freezer, oven, gas hob and dishwasher.

The open plan living room has an area for dining clearly defined by pendant lighting, whilst the relaxing area is adjacent to the French doors which lead to the sun terrace.

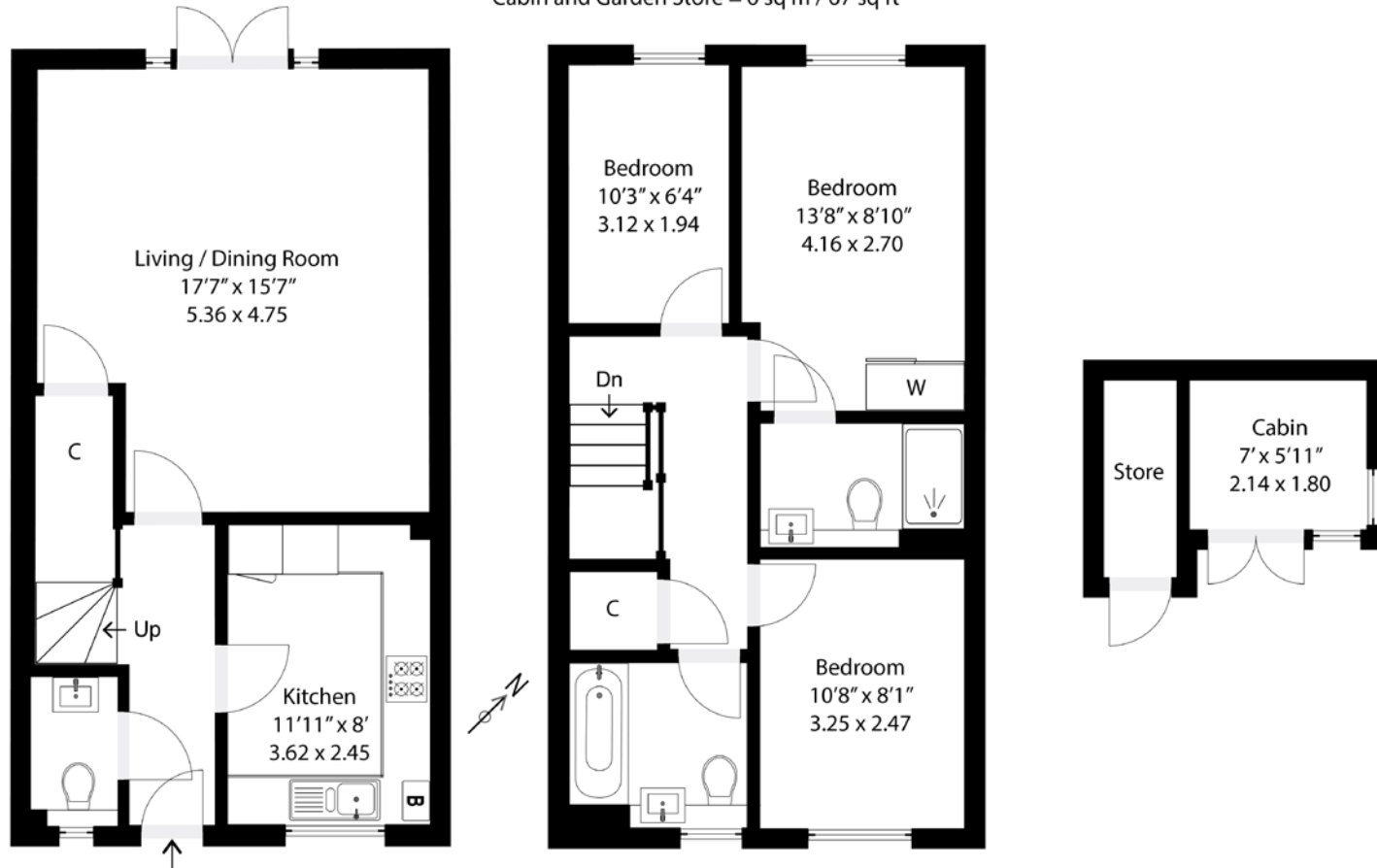
To the first floor one will find a galleried landing leading to three bedrooms and a well-appointed bathroom, the largest bedroom benefits from a luxury ensuite shower room.

OUTSIDE:

The garden has been significantly improved and fully landscaped with raised decking at the far rear for alfresco dining and a patio area accessible directly from the French doors.

Gravelled areas and pathways divide the lawn whilst leading to the summer house.

Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 944 sq ft
 Cabin and Garden Store = 6 sq m / 67 sq ft



TOTAL FLOOR AREA: 1011 sq. ft (94 sq. m)
 HOUSE: 944 sq. ft (88 sq. m)
 CABIN: 67 sq. ft (6 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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