



FOUNDATION

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90 London Road, Faversham ME13 8TA

5 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



90 London Road, Faversham ME13 8TA

- Substantial Detached 1950's Family Residence
- Artistically Presented & Creatively Configured
- Aesthetically Enhanced By Current Owners
- Energy Saving Features Including New Windows & Boiler
- Kitchen Breakfast Room & Separate Utility
- Multiple Receptions Plus Garden Room & Conservatory
- Set Within A Generous Plot With Driveway
- Integral Garage With Planning To Convert



SITUATION:

The property is conveniently situated in London 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 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 substantial and highly desirable 1950s detached, five-bedroom family residence offering over 1,900 sq.ft of artistically presented and particularly versatile accommodation. It occupies a particularly generous plot with off road parking which is extraordinarily, unusual for a period property in the heart of Faversham, due to the sizable garden it also poses the opportunity to extend the property to the side rear.



The property has been creatively configured and significantly enhanced by the current owners, who have installed new windows, restored the parquet flooring, added traditional-style column radiators, updated the utility area and recently installed a modern shower room. As part of their improvements, they have also applied for planning permission to convert the garage, offering additional accommodation (Planning reference: 22/500827/FULL).

Located on London Road, the property is a

stone's throw from King George's Park and just a short walk to Faversham mainline train station and the town centre. It is set back behind mature hedging, with a driveway in front of the integral garage. The façade is a handsome blend of exposed brick and terracotta hung tiles, featuring bay-fronted windows and a replicated 1950s-style front door with stained glass detailing.

An entrance lobby leads to a wide reception hall with stairs to the first floor. To the right, an open-plan bay-fronted living area features a contemporary wood-burning stove. The restored parquet flooring flows seamlessly into the dining area, which connects directly to the garden room through bi-fold doors.

The kitchen/breakfast room is equipped with an array of units surrounding all main appliances including a freestanding double-range stove, integrated dishwasher and an American-style fridge freezer. This space is further complemented by a double-glazed conservatory and a separate utility area with a cloakroom and access to the integral garage.

An elegant, bifurcated staircase leads to the first floor. The east wing of the house contains three double bedrooms and a well-appointed family shower room. The main bedroom, has a bay window, and is finished with decorative panelling and a column radiator. The west wing of the house has two additional bedrooms. The smallest bedroom could easily be converted into another bathroom, as it sits above the utility area.

OUTSIDE:

The property occupies a generous plot with a charming rear garden that wraps around the side of the house. It is mainly laid to lawn, interspersed with established shrubs and colourful borders. The patio area spans the full width of the house, whilst there is another gravelled seating area positioned to catch the evening sun.

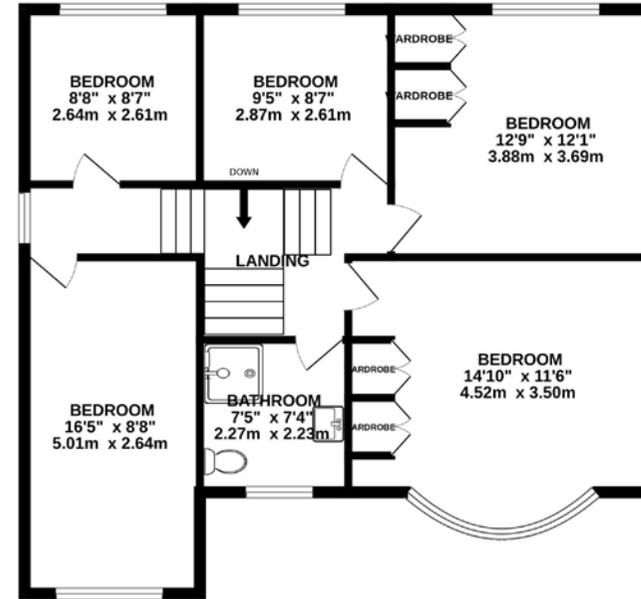
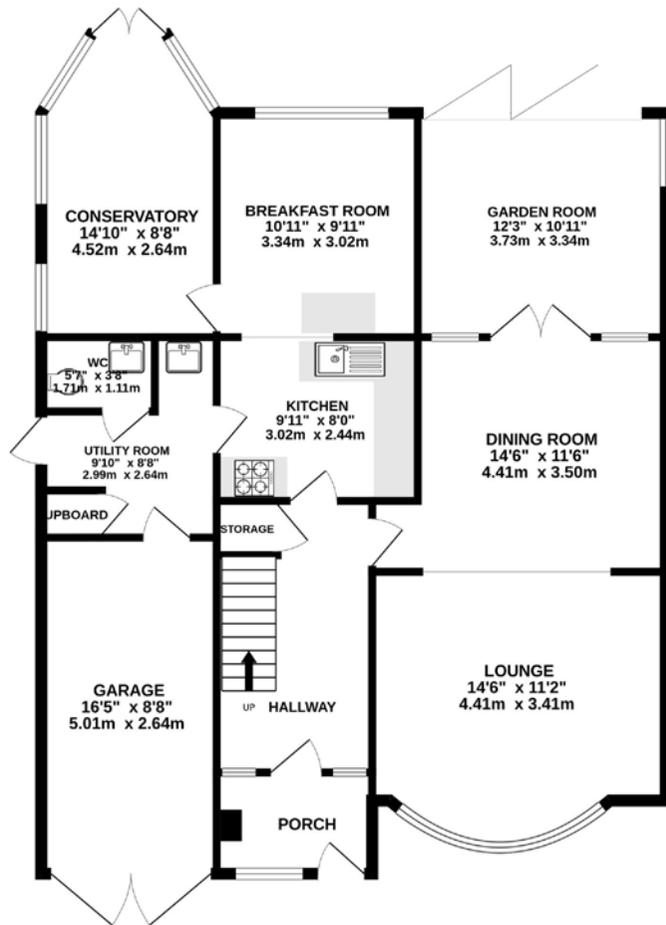
To the front, the driveway offers the possibility for extension, and the front gardens feature established hedging and a pretty magnolia tree.











TOTAL FLOOR AREA: 1914 sq. ft (178 sq. m)



EPC RATING
C



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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