



Eastling Road, Painter's Forstal, Kent, ME13 0RT

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A well presented three bedroom detached bungalow with a 100ft rear garden offering views across neighbouring farmland, located on the outskirts of Painters Forstal, near the bustling historic market town of Faversham.

The accommodation is arranged to include a porch, entrance hall, fitted kitchen with central island and a 20'10" living/dining room with views across the rear garden. There are three double bedrooms and a family bathroom with bath and separate corner shower cubicle. Outside, the property benefits from off road parking for 3-4 vehicles, a single garage and a generous rear garden that offers superb views of the neighbouring countryside.

Painter's Forstal is a small rural hamlet set amongst some of the most beautiful Kent countryside, well renowned for its orchards and farmland providing the outdoor enthusiast with a myriad of opportunities for leisure pursuits. Painter's Forstal can be found approximately two miles from the medieval market town of Faversham, amidst orchards and open countryside. A wide range of shopping and leisure facilities can be found at both Faversham and the Cathedral City of Canterbury. The area has a good range of schools in both the state and private sector, with Lorenden Preparatory School in the village itself. The railway station at Faversham offers a regular service to London Cannon Street and Victoria within about 70 minutes and the high speed rail service links Faversham to St Pancras in a little over an hour.



Accommodation briefly comprises (all measurements approximate)

Entrance Porch:

Entrance door, coat hooks, door to;

Entrance Hall:

Radiator, dado rail, coved ceiling, oak veneered flooring, access to loft with ladder, light and boarding, gas boiler.



Bedroom 1:

13' 11" x 11' 9" (4.24m x 3.58m) Double glazed square bay window to front, two radiators, exposed brick chimney, picture rail, carpet flooring, coved ceiling.



Bedroom 2:

14' 0" x 10' 9" (4.27m x 3.28m) Double glazed bay window to front, radiator, feature brick fire (not in use) carpet flooring.



Bedroom 3:

12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to rear, radiator, open fireplace and mantle, fitted wardrobe with sliding door, picture rail, coved ceiling.



Bathroom:

Double glazed frosted window to side, radiator, panelled bath with central mixer tap, corner glazed shower cubicle, low level

WC, vanity sink unit with mixer tap, partly tiled walls, recessed lighting, extractor fan, anti-slip vinyl flooring.



Kitchen:

13' 0" x 10' 11" (3.96m x 3.33m) Double glazed window and part glazed door to side, a range of fitted pine wall and base units with block wood beech worktops over and marble tiled splashbacks. Inset 1½ bowl porcelain sink with mixer tap, Britannia range cooker with funnel extractor over, central feature island with granite worktop, integrated low level fridge and freezer, space for washing machine, quarry tiled floor, recessed lighting, wooden dresser.



Living/Dining Room:

20' 10" x 19' 0" (6.35m x 5.79m) at its largest. Double glazed double doors and windows to rear offering views over the rear garden and beyond, two double glazed windows to side, radiator, feature cast iron wood burner, oak veneered wood flooring, beamed ceiling, picture rail, television point, telephone point.



Front:

To the front of the property there is a shingle driveway with off road parking for 3-4 vehicles, with a pathway to the side leading to the garage and rear gardens.

Rear:

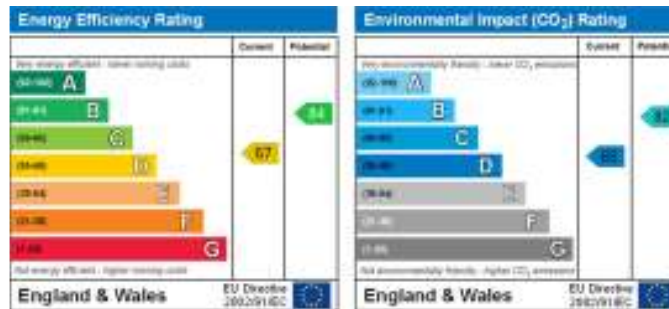
Garden measuring in the region of 100ft, partly laid to lawn, extensive patio area, fish pond, gated decking area. The gardens offer lovely views across neighbouring farmland, outside tap, enclosed vegetable plot with raised beds. In addition, there is a single detached garage with up and over door, power and light - please note this cannot be accessed by a vehicle.

Directions:

From the centre of Painters Forstal hamlet, proceed along Eastling Road towards Eastling for 0.4 mile and the property can be found on your left hand side.

Energy Performance Certificate:

The graph below is taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.



Important Notice:

1. These particulars have been prepared in good faith and are intended as a general guide only for prospective tenants and must not be relied upon

as a statement of fact. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.

2. Any measurements (areas or distances we have referred to), are approximate and are not precise. Accordingly, room sizes should not be relied upon for carpets and furnishings. The photographs show only certain parts and aspects of the property as at the time they were taken.
3. Nothing in these particulars shall be deemed a statement v that the property is in good condition or otherwise nor that any services/appliances or any specific fittings are in working order.
4. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any such reference is made to planning permission or potential uses, such information is given in good faith.
5. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office for further information and verification. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Property Reference: SAD1713304



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