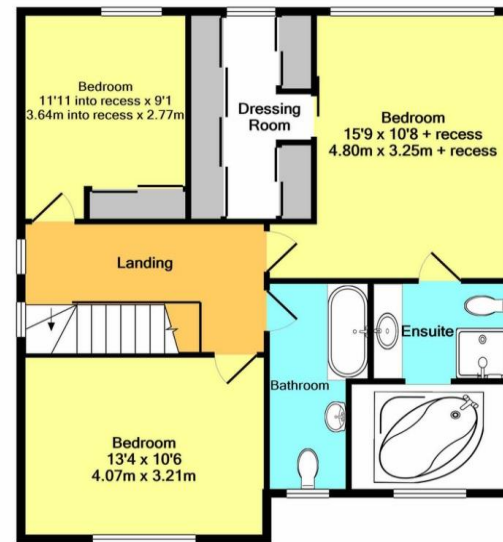


Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WH Breading
ESTATE AND LETTING AGENTS

**Egbert Road
Faversham**

£650,000



- Detached family home
- Extended, open plan living space
- Luxury fitted kitchen
- 3 double bedrooms plus dressing room
- En suite to master bedroom
- Integral garage

WH Breading & Son wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. WH Breading & Son, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of WH Breading & Son has any authority to make or give any representation of warranty in relation to this property.

16 Egbert Road, Faversham, ME13 8SJ

Description:

Property in Egbert Road is always highly sought after and quite honestly rarely available, so this stunning detached home is sure to attract a huge amount of attention so an early viewing is highly recommended.

The location is ideal for all local amenities and provides easy access to the town centre and mainline railway station, with high speed trains to London St. Pancras and a regular service to Victoria. The property also falls into the catchment area for the Ofsted rated 'Outstanding' Ethelbert Road Primary School.

On entering the house, the first impression is of quality. The current owners have expertly remodelled the house to suit their lifestyle and provides, spacious, adaptable accommodation that would suit a wide range of buyers and still has the flexibility and potential to create unique spaces for the individual. Originally a 4-bedroom house, bedroom 4 has been transformed into a wonderful dressing room and bedroom 2 at the front is a stunning cinema room, complete with sound insulation and staged seating areas. Both of these rooms could easily be returned to bedrooms if required, or can continue in their current format. Downstairs, from the spacious hallway a beautifully fitted study is situated at the front of the house with bespoke furniture and storage creating a great home working space. To the rear, the generous living space is open-plan with bi-fold doors opening into the garden and open fire which blends seamlessly into the dining area. A door leads from here into the incredibly well appointed, high quality fitted kitchen, with a range of appliances including wine coolers and a range style cooker. A downstairs cloakroom and integral garage complete the ground floor accommodation.

Upstairs, the master suite offers a luxury en-suite bathroom and wet room, together with access into the dressing room. As described above, the 2nd bedroom is currently a cinema room and bedroom 3 is a good double facing rear and a family bathroom completes the picture.

Outside the gardens are laid mostly to lawn with well stocked and established plants and shrubs. A beautiful willow tree overhangs a large, natural water fish pond and adjoins a paved patio area. To the front there is a hedge enclosed garden with path to front door and block paved driveway.



Living/Dining Room: 27'3" max x 24'5" max (8.31m x 7.44m)

Kitchen: 13'9" x 13'5" (4.19m x 4.09m)

Study: 13'4" x 10'0" (4.06m x 3.05m)

Garage: 16'4" x 7'10" (4.98m x 2.39m)

Bedroom 1: 15'9" x 10'8" (4.80m x 3.25m)

Bedroom 2: 13'4" x 10'6" (4.06m x 3.20m)

Bedroom 3: 11'1" x 9'1" (3.38m x 2.77m)

Dressing Room:



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