



**Price**

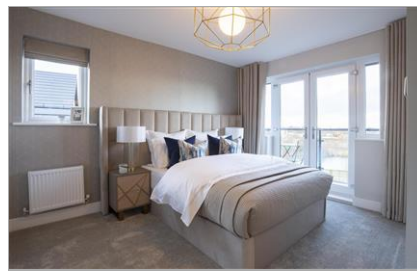
**£595,000**

**Freehold**

4x  3x  2x 

**The Sycamore,  
Faversham Lake, Ham  
Road, Faversham Lakes,  
Faversham, Kent, ME13**

*Wards*  
Helping you move forwards



## Main features

- A stunning detached home with a double garage and off-road parking for 2 cars
- Open plan kitchen/diner with Bosch integrated appliances and bi-fold doors to rear garden
- Study for home working
- En-suite to bedroom 1 and a shared family bathroom
- 10-year NHBC warranty

## Accommodation

### GROUND FLOOR

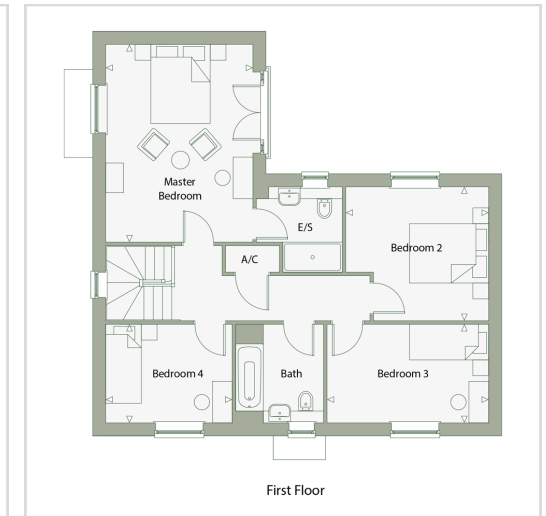
Entrance Hall  
 Kitchen/Dining Room: 19'7 x 12'2 (5.97m x 3.71m)  
 Utility/Boot Room: 10'6 x 6'6 (3.20m x 1.98m)  
 Living Room: 16'3 x 12'3 (4.96m x 3.74m)  
 Study: 9'3 x 8'2 (2.82m x 2.49m)

### FIRST FLOOR

Landing  
 Master Bedroom: 16'5 x 12'3 (5.01m x 3.74m)  
 En-Suite Shower room: 7'2 x 7'1 (2.19m x 2.16m)  
 Bedroom 2: 11'10 x 11'2 (3.61m x 3.41m)  
 Bedroom 3: 13'5 x 8'2 (4.09m x 2.49m)  
 Bedroom 4: 10'6 x 8'2 (3.20m x 2.49m)  
 Family bathroom

### OUTSIDE

Front and Rear Gardens  
 Double Garage



Call Faversham - 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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