



**Price**

**£675,000**

**Freehold**

5x  2x  2x 

**The Oak, Faversham  
Lakes, Ham Road,  
Faversham, Kent, ME13  
7FJ**

*Wards*  
Helping you move forwards





## Main features

- Open plan kitchen/breakfast room with bi-fold doors
- Lounge with bi-fold doors
- Separate dining room and private study
- Juliet balcony and en-suite to main bedroom
- Double garage & off-road parking for 2 cars

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Living Room: 18'2 x 11'6 (5.54m x 3.51m)  
 Kitchen: 17'0 x 16'0 (5.19m x 4.88m)  
 Dining Room: 12'7 x 12'4 (3.84m x 3.76m)  
 Utility Room: 9'0 x 6'5 (2.75m x 1.96m)  
 Study: 7'9 x 6'9 (2.36m x 2.06m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: 17'0 x 11'6 (5.19m x 3.51m)  
 En-suite Shower Room: 9'1 x 4'10 (2.77m x 1.47m)  
 Bedroom 2: 11'8 x 10'0 (3.56m x 3.05m)  
 Bedroom 3: 12'7 x 8'9 (3.84m x 2.67m)  
 Bedroom 4: 14'5 x 7'11 (4.40m x 2.41m)  
 Bedroom 5: 10'7 x 8'10 (3.23m x 2.69m)  
 Bathroom: 9'1 x 7'4 (2.77m x 2.24m)

### OUTSIDE

Rear Garden  
 Double Garage  
 Off-road Parking



**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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10831914/20240417/JB/PJ