



**Price**

**£695,000**

**Freehold**

5x  2x  2x 

The Oak, Faversham Lakes, Ham Road,  
Faversham, Kent, ME13

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Helping you move forwards



## Main features

- Open plan kitchen/breakfast room with bi-fold doors
- Lounge with bi fold doors and separate dining room
- Upgraded Nobilia kitchen with premium silestone worktop
- Private study
- Private rear garden with turf and patio included

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Area: 17'0 x 16'0 (5.19m x 4.88m)
- Utility Room: 9'0 x 6'5 (2.75m x 1.96m)
- Dining Room: 12'7 x 12'4 (3.84m x 3.76m)
- Living Room: 18'2 x 11'6 (5.54m x 3.51m)
- 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
- 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 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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