



**Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**The Birch, Faversham  
Lakes, Ham Road,  
Faversham, Kent, ME13**

*Wards*  
Helping you move forwards





## Main features

- Contemporary 3-bedroom semi-detached house
- Fully integrated kitchen with Bosch appliances
- Open plan kitchen/dining area with doors leading to garden
- Separate spacious living room
- \*External image for illustrative purposes only

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 15'1 x 10'4 (4.60m x 3.15m)

Kitchen/Dining Room: 17'9 x 11'5 (5.41m x 3.48m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'10 (3.48m x 3.30m)

En-suite

Bedroom 2: 10'1 x 10'0 (3.08m x 3.05m)

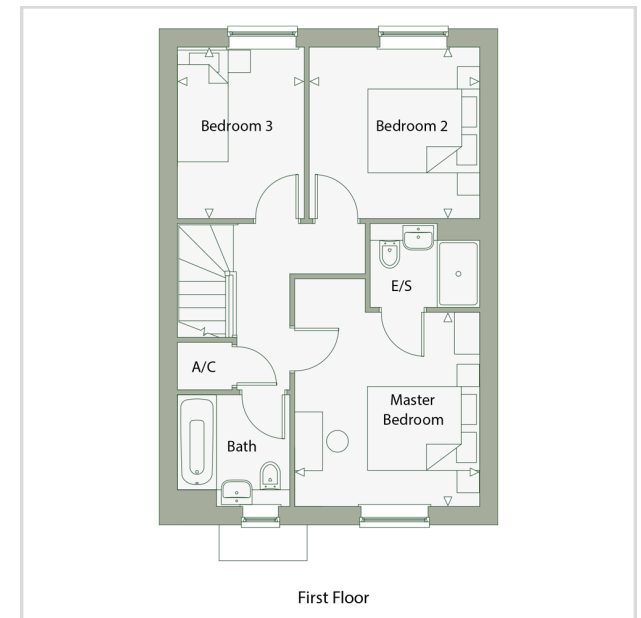
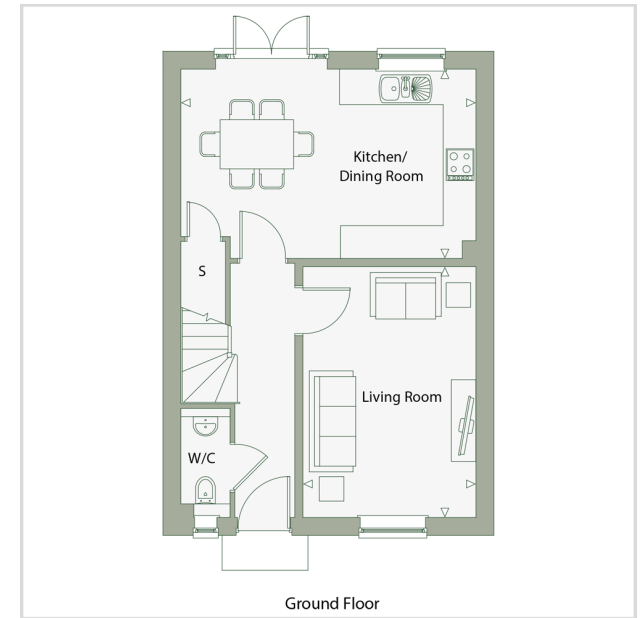
Bedroom 3: 10'1 x 7'5 (3.08m x 2.26m)

Bathroom

### OUTSIDE

Front and Rear Gardens

Two Off Road Parking Spaces



**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



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