



18 Murton Place Seasalter Road, Graveney

In Excess of £425,000

18 Murton Place Seasalter Road

Graveney, Faversham

GLORIOUS VIEWS ON OFFER FROM THIS DETACHED HOME! Miles and Barr are delighted to be offering to the market this three bedroom detached home with an extended ground floor. The property has never been on the market as it has been in the family since it was built. At the time of the build, the owners had the property extended to incorporate a larger ground floor and a conservatory. A major selling point of this home is the outlook from the rear, across beautiful farmland with Whitstable visible in the distance. This would make a wonderful family home, and the accommodation comprises to the ground floor, an entrance porch, with a WC on the left hand side. This then leads into the lounge with the stairs against the wall. The lounge is double aspect and has a gas fire. Through the lounge is the dining room, with access leading in to the conservatory. Off the dining room on the left is the large kitchen, with ample cupboard and worktop space. There is then a back door leading to the garden. On the first floor, the master bedroom features fitted wardrobes and an en-suite shower room. The second bedroom is a comfortable double bedroom and then finally there is a single third bedroom. The family bathroom features a three piece bath suite. There is also an airing cupboard and another store cupboard over the stairs. Externally there is a garage with a pitched roof, offering storage in the eaves. The garden features a patio section, then leading to the lawn and perimeter flower beds. There is also a small pond. A low fence border the garden to offer views over and across the fields behind. The property could benefit from some cosmetic updating to bring to modern standards, but offers great potential for a long term family home, with a great primary school nearby.





Ground Floor

Entrance Porch

Dimensions: 1.04m x 0.86m (3'5 x 2'10).

WC

Dimensions: 1.50m x 1.04m (4'11 x 3'5).

Lounge

Dimensions: 5.03m x 4.42m (16'6 x 14'6).

Dining Room

Dimensions: 3.07m x 2.57m (10'1 x 8'5).

Kitchen

Dimensions: 5.46m x 3.07m (17'11 x 10'1).

Conservatory

Dimensions: 2.84m x 2.51m (9'4 x 8'3).

Lean To

Dimensions: 3.02m x 1.22m (9'11 x 4').

First Floor

Bedroom One

Dimensions: 3.43m x 3.07m (11'3 x 10'1).

En-Suite

Dimensions: 2.29m x 0.86m (7'6 x 2'10).

Bedroom Two

Dimensions: 3.07m x 2.69m (10'1 x 8'10).

Bedroom Three

Dimensions: 2.24m x 2.08m (7'4 x 6'10).

Bathroom

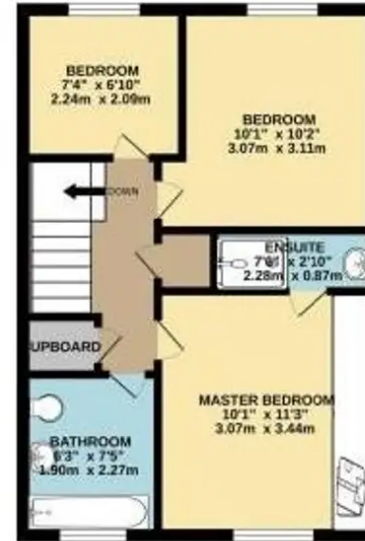
Dimensions: 2.16m x 1.83m (7'1 x 6').



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.2 sq.m.) approx.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure