



20 Canute Road, Faversham

In Excess of **£500,000**



20 Canute Road

Faversham, Faversham

FOUR BEDROOM MODERN DETACHED RESIDENCESITUATED ON THE HIGHLY DESIRABLE CANUTE ROAD IN FAVERSHAM.

This attractive modern property with versatile living accommodation is ideally situated for a range of buying needs being 10 minutes walking distance to the train station and only a stones throw from the highly regarded Ethelbert Road Primary School which is literally around the corner; approximately a 2 minute walk from the front door. Boasting ample off-road parking, integral double garage, front and rear gardens the home is neutrally decorated offering a blank canvas for someone to put their own individual stamp on. The internal accommodation in brief comprises; porch leading to hallway with WC off and access to the integral double garage. The lounge/ diner is spacious with sliding patio doors to the garden. The kitchen is well appointed with a range of white gloss units and integrated hob, oven, fridge and freezer. There's a large storage cupboard under the stairs which leads to the first floor with four bedrooms - two doubles and two singles. The master bedroom comes with en-suite shower room and there's a separate wet room with shower, WC and basin. Outside accessed via the lounge/ diner there's a garden mainly laid to lawn and gravel with patio area and gate leading to the driveway. To the front is an open lawned garden and parking for several cars. In our opinion this is a fabulous home ideal for the family buyer and viewing is highly recommended!

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to





GROUND FLOOR

Porch

Dimensions: 2.24m x 0.91m (7'4 x 3'0).

Hallway

WC

Kitchen

Dimensions: 3.00m x 2.59m (9'10 x 8'6).

Lounge/Dining Room

Dimensions: 6.35m x 3.25m (20'10 x 10'8).

FIRST FLOOR

Landing

Bedroom One

Dimensions: 3.30m x 2.44m (10'10 x 8'0).

En Suite

Dimensions: 1.52m x 0.74m into 1.70m (5'0 x 2'5 into 5'7).

Bedroom Two

Dimensions: 2.95m x 2.44m (9'8 x 8'0).

Bedroom Three

Dimensions: 3.20m x 1.68m (10'6 x 5'6).

Bedroom Four

Dimensions: 2.01m x 1.68m (6'7 x 5'6).

Wet Room

Dimensions: 2.01m x 1.63m (6'7 x 5'4).

EXTERNAL

Driveway

Double Garage

Dimensions: 4.98m x 4.85m (16'4 x 15'11).

Gardens



Miles & Barr Exclusive Homes

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 499 000

exclusive@milesandbarr.co.uk

www.milesandbarr.co.uk/

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