



HAWKESFORD  
JAMES



## Park Road

Sittingbourne, Kent, ME10 1EW  
price: £365,000 Freehold





**GARAGE TO REAR** | Dating back to 1896, this charming semi-detached home showcases timeless Victorian allure while seamlessly integrating modern comforts. Situated within the highly sought-after south side of Sittingbourne, this property enjoys proximity to coveted schools, town amenities, and the mainline railway station, making it an ideal choice for both families and commuters.

As you step through the entrance door, you'll be greeted by high ceilings with period cornices and ornate corbels. The ground floor boasts three inviting reception areas: a bay-fronted lounge, a dining room with dual aspect windows, and a breakfast room leading to a contemporary kitchen, utility room, and convenient downstairs cloakroom.

Ascending the first-floor landing, you'll discover the master bedroom overlooking the front, a second bedroom, a well-appointed family bathroom with both a bath and a separate shower cubicle, as well as a separate W.C. From the landing, a staircase leads to the generously proportioned double bedroom on the second floor.

This property has undergone modernisation in recent years, including a complete rewire, installation of a new central heating system, and the addition of contemporary fixtures and fittings throughout. The walls and ceilings have also been thoughtfully re-plastered.

The sunny west-facing rear garden is a private oasis with gated access to the front and rear of the property, while a personal door connects to the garage. The garden features a lawn, a block-paved area, and two brick-built storage sheds. The spacious garage boasts a convenient roller door and ample space for a car.



Situated approximately 0.6 miles from Sittingbourne's railway station and within walking distance of a variety of schools, this home is bound to be a top choice for families.

Additionally, Sittingbourne's well-connected transport infrastructure provides easy access to Canterbury (approximately 17 miles) and London (approximately 45 miles), making it an attractive destination for commuters. The town's railway links to London Victoria and HS1 to St. Pancras International further enhance its appeal.

Beyond its practical attributes, Sittingbourne offers a vibrant array of leisure facilities, including the Swallows Leisure Centre, the Avenue Theatre, a charming light railway, and a cinema and bowling complex, ensuring a diverse and fulfilling lifestyle for residents.

This property truly embodies the best of both worlds, seamlessly blending location, modern design, ample space, and thoughtful features. Don't miss this opportunity to make it your own - book your viewing today.

### Features

- Victorian Semi-Detached House
- Three Bedrooms
- Three Reception Room
- Downstairs Cloakroom
- Generous Rear Garden
- Garage to Rear
- No Forward Chain
- Council Tax Band: C
- EPC Rating: D
- Freehold

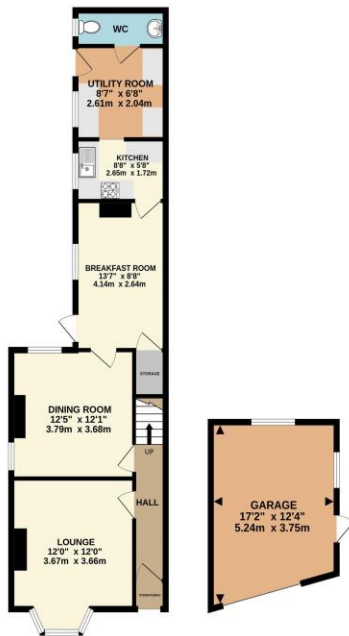
### Agents Note:

In accordance with Section 21 of the Estate Agents Act 1979, the owner of this property is related to a member of staff.





GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.hawkesfordjames.com](http://www.hawkesfordjames.com)