



HAWKESFORD
JAMES



Wrens Road

Borden, Sittingbourne, Kent, ME9 8JE

price: £485,000



Meticulously renovated to honour the charm of the 1930s era while seamlessly accommodating modern lifestyles with an extended living space, this detached home stands as a testament to thoughtful renovation and is a must-see for discerning buyers.

Nestled within the southern fringes of Borden, this home immediately captivates with its charming bay windows and a period door, elegantly sheltered beneath a slate canopy, offering a glimpse of its timeless allure from the front.

Inside, the bungalow features two generously proportioned double bedrooms, setting the stage for comfortable living. The entrance hall leads to a welcoming bay fronted lounge, while the generously sized and well-appointed kitchen/diner becomes the heart of family activities. Adjacent to the kitchen, a separate utility room enhances the property's convenience and practicality.

A touch of modern elegance is introduced through the pristine shower room, showcasing the property's impeccable condition. The current owners have undertaken a comprehensive renovation, incorporating 'Accoya' timber-framed double-glazed windows and doors beneath a slate roof, preserving the property's timeless character.

Externally, the property boasts a sizable front garden, with ample driveway parking leading to a single garage. However, the true highlight lies in the beautifully landscaped generously sized rear garden. Here, a timber building, currently serving as a workshop, presents versatile possibilities as a home office or hobby room. The rear garden opens to panoramic views of open fields, treating residents to breathtaking sunsets.

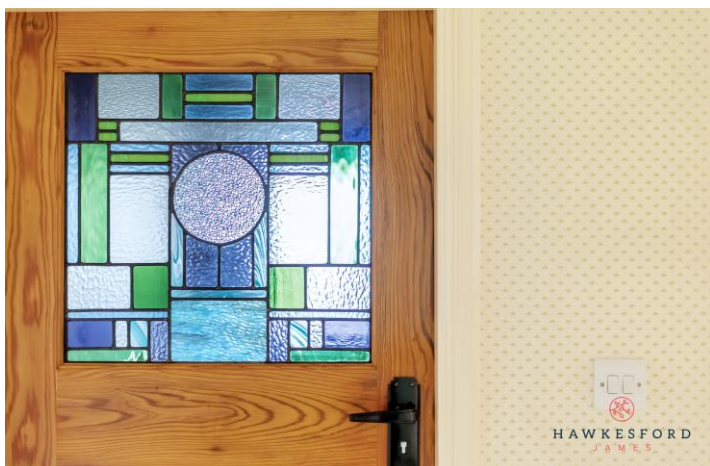


Wrens Road is ideally positioned on the southern periphery of Borden village, renowned for its popular primary school, family-friendly public house, church, and playing fields. Conveniently located approximately 2.5 miles from Sittingbourne's town centre, residents enjoy access to town centre shopping, schools catering to all age groups, and a mainline railway station.

Junction 5 of the M2 is easily accessible, approximately 1.5 miles away, enhancing connectivity for commuters.

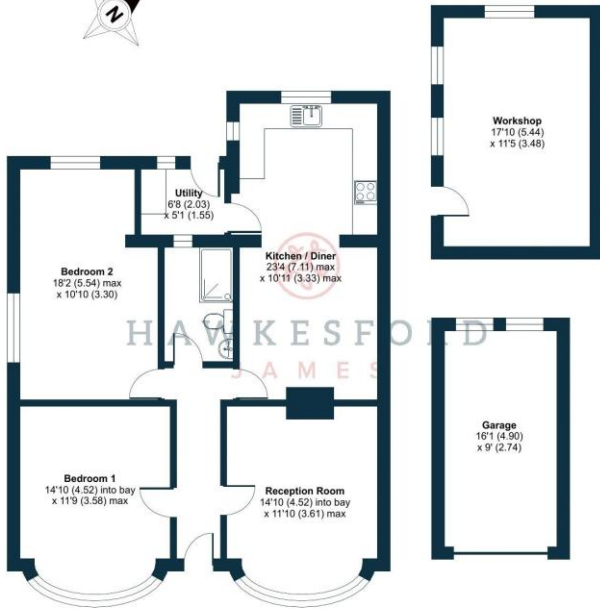
Features

- Exceptional 1930's detached bungalow
- Two double bedrooms
- Renovated to exacting standards
- Kitchen/diner
- Utility room
- Garage & driveway
- Garden with views over open fields
- Council tax band: E
- EPC rating: 68 | D
- Freehold



Approximate Area = 975 sq ft / 90.6 sq m
 Garage = 210 sq ft / 19.5 sq m
 Workshop = 153 sq ft / 14.2 sq m
 Total = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickhcom 2023. Produced for Trevor Boweman Property Management Limited. REF: 1059979



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