



HAWKESFORD
JAMES



Staplehurst Road

Sittingbourne, Kent, ME10 2LX

price: Offers Over £270,000 Freehold



Step on the property in style with this charming bay-fronted terraced home, boasting off-street parking and larger than average south-facing rear garden.

Upon entering through the front door, you're welcomed by an inviting entrance hall featuring a borrowed light window and a staircase leading to the first-floor landing. The front of the property features a lounge with a bay window, while the dining room, an ideal space for entertaining, opens up to the rear garden through French doors. The ground floor is completed by a well-appointed fitted kitchen.

Ascend the first-floor landing to discover two generous bedrooms and a family bathroom with a modern white suite.

The south-facing rear garden, thoughtfully designed, boasts a decked area, assorted established shrubs, and a partially laid lawn, creating an ideal space for a growing family.

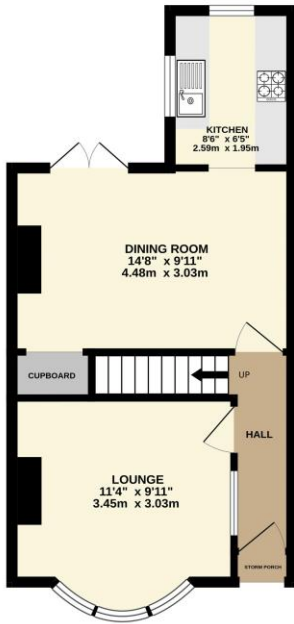
Noteworthy features include UPVC double glazed windows, efficient gas-fired central heating, and a front driveway.

Nestled to the west of Sittingbourne, Staplehurst Road is conveniently situated approximately 0.8 miles from the town centre and offers convenient access to schools.

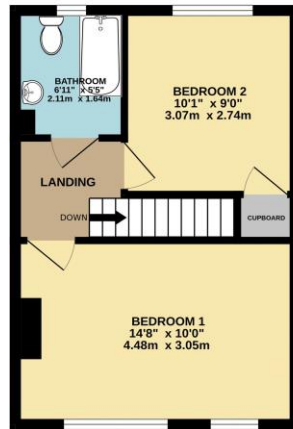
Sittingbourne's exceptional transportation links, including its close proximity to Canterbury (17 miles) and London (45 miles), make it an attractive hub for commuters. The town's railway connections to London Victoria and HS1 to St. Pancras International further enhance its desirability.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- Bay-Fronted Terraced House
- Two Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Driveway Parking
- Convenient Location
- Close to Schools
- EPC Rating: C | 73
- Council Tax Band: B
- Freehold



Disclaimer:
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts

Sales: 01795 437777

Lettings: 01795 437744

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www.hawkesfordjames.com