



HAWKESFORD JAMES



Park Road

Sittingbourne, Kent, ME10 1EW
price: £400,000 Freehold



Immerse yourself in the charm of this Victorian semi-detached residence, seamlessly blending period allure with contemporary comforts.

Nestled in the highly sought-after south side of Sittingbourne, it enjoys close proximity to esteemed schools, town amenities, and the mainline railway station, catering to the preferences of both families and commuters.

As you step through the entrance, a hallway unfolds, leading to a bay-fronted lounge, a separate dining room, a contemporary kitchen, and a utility room connecting to a modern bathroom. Stepping down into the basement area which can be used as a family/entertaining room.

Venturing to the first floor reveals three spacious bedrooms and a modern bathroom. A staircase from the landing ascends to the generously proportioned double bedroom on the second floor.

Externally, a east-facing rear garden beckons with a shed, pizza oven, and a seating area which is ideal space for outdoor entertaining. Side access leads to a walled front garden.

Conveniently situated approximately 0.6 miles from Sittingbourne's railway station and within walking distance of various schools, this home stands out as a prime choice for families. The well-connected transport infrastructure facilitates easy access to Canterbury (approximately 17 miles) and London (approximately 45 miles), enhancing its appeal for commuters.

The town's railway links to London Victoria and HS1 to St. Pancras International further add to its allure. 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, promising a diverse and fulfilling lifestyle for residents.

This property embodies the perfect fusion of location, modern design, ample space, and thoughtful features. Don't miss the opportunity to make it your own—schedule your viewing today.

Features:

- Victorian Semi-Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Contemporary Fitted Kitchen
- Utility Room
- Downstairs Bathroom
- Upstairs Bathroom
- Basement Room
- East Facing Rear Garden
- Freehold
- Council Tax Band: C



BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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