



# HAWKESFORD JAMES



## Arundel Avenue

Sittingbourne, Kent, ME10 4RG

price: £380,000 Freehold





Nestled within a sought-after area to the south of town, this property presents an exceptional opportunity for versatile family living. Boasting three/four bedrooms and offered with the added advantage of no forward chain, it epitomises convenience and comfort.

Upon crossing the threshold, you're welcomed by a spacious entrance porch leading to an inviting entrance hall. The heart of family activity, a dual-aspect double reception room provides ample space for gatherings and relaxation. The kitchen/breakfast area, part of a well-conceived ground floor extension, seamlessly connects to an inner lobby, downstairs cloakroom, and a flexible family room, ideal for older children or as a fourth bedroom.

Ascending to the first floor, you'll discover three bedrooms and a family bathroom complete with a four-piece suite, featuring a bath and separate shower cubicle. Modern amenities such as gas fired central heating, solar panels, and solar water heating enhance the property's appeal.

Outside, the residence boasts a carport with a brick-built storage area, driveway, and generously proportioned, well stocked westerly aspect garden, perfect for outdoor enjoyment.

Convenience is key with popular primary and secondary schools, as well as amenities along Northwood Drive, within easy reach. Sittingbourne's town centre and mainline railway station are a mere 1.2 miles away, offering swift connections to London Victoria and HS1 to St. Pancras International. Canterbury and London are easily accessible, making commuting a breeze.

For leisure pursuits, residents are spoilt for choice with the nearby Swallows Leisure Centre, Avenue Theatre, light railway, and cinema and bowling complex providing a diverse array of entertainment options.





**Features:**

- Extended Family Home
- Three Bedrooms
- Double Reception Room
- Family Room/Bedroom 4
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Carport & Driveway
- Council Tax Band: E
- EPC Rating: TBC
- Freehold





GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.  
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