



HAWKESFORD JAMES



Park Road

Sittingbourne, Kent, ME10 1EW
price: £375,000 Freehold



Nestled within walking distance of some of Sittingbourne's most sought-after primary and secondary schools, this attractive semi-detached Victorian property offers an ideal haven for those seeking a home amidst convenient amenities.

Upon arrival, the property boasts a charming low maintenance walled garden at the front, complete with its own gated access to the rear. Stepping through the welcoming storm porch and entrance door, you'll be greeted by a hallway adorned with timeless period features, including high ceilings, ornate corbels, and classic cornices.

The ground floor unfolds into a bay-fronted lounge, overlooking the front garden, a versatile family room with dual aspect windows leading to a lobby area, a delightful dining room featuring a bay window, a well-appointed kitchen, and a family bathroom.

From the first floor via the landing, you'll discover three inviting bedrooms and a convenient W.C. Further stairs lead to the second floor, where a generously proportioned second bedroom awaits, boasting dual aspect windows to flood the space with natural light.

Outside, the meticulously tended rear garden enjoys a desirable westerly aspect and offers gated access to the front. This space features a lawn, beautifully stocked borders, a charming, and a decked area perfect for al fresco dining. Steps lead down to the spacious garage, accessible via Ufton Lane.



Conveniently located just 0.6 miles from Sittingbourne's railway station and within strolling distance of various schools, this home is perfectly for families. Its excellent transport links ensure effortless commutes to Canterbury (approximately 17 miles) and London (approximately 45 miles), appealing to busy professionals.

Sittingbourne boasts a vibrant array of leisure facilities, including the Swallows Leisure Centre, the Avenue Theatre, a picturesque light railway, and a cinema and bowling complex, promising residents a rich and diverse lifestyle.

Features

- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Garage to Rear
- Westerly Aspect Rear Garden
- Period Features
- Close to Town, Schools & Railway Station
- EPC Rating: TBC
- Council Tax: C
- Freehold





TOTAL FLOOR AREA: 3574 sq.m. (1462 sq.m.) APPROX.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with Metreplan 12.02.04



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



HAWKESFORD
 JAMES

Sales: 01795 437777
Lettings: 01795 437744
Address: 26 West Street | Sittingbourne | Kent | ME10 1AP

www.hawkesfordjames.com