



HAWKESFORD JAMES



Springvale,
Iwade, Sittingbourne, Kent, ME9 8RX
price: £340,000 Freehold



Nestled within a vibrant, family-friendly community, this charming semi-detached home is located in the modern village of Iwade. It offers easy access to a popular primary school and a range of amenities, making it an ideal choice for families.

The property features driveway parking leading to a larger-than-average garage, providing ample space for multiple uses, subject to necessary consents.

Upon entering the home, you are welcomed by a spacious entrance porch that flows into the lounge, where you will find stairs leading to the first floor and an opening to the kitchen/diner. This open-plan area is perfect for family meals and entertaining guests. Patio doors from the dining area open into the conservatory, which overlooks the sunny, southerly-facing rear garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom. The garage, with both an up-and-over door at the front and a personal door to the rear garden, includes a convenient downstairs W.C. Currently used for storage, this versatile space offers numerous possibilities.

The rear garden benefits from a southerly orientation and features a patio area and a lawn with established borders, creating a perfect outdoor space for families.



Iwade village is ideally situated for convenient access to the A249, providing excellent motorway connections. The village boasts a variety of amenities, including a primary school, village store, coffee shop, chemist, pub/restaurant, various food establishments, village hall, church, and health centre, all within easy reach.

Local events such as farmers markets and an annual charity music festival enhance the sense of community, making Iwade a perfect place for a growing family.

Sittingbourne's mainline railway station is approximately 3.2 miles away, with Sittingbourne itself conveniently located just 17 miles from Canterbury and 45 miles from London, offering excellent railway links to London Victoria and HS1 to St. Pancras International.

Features:

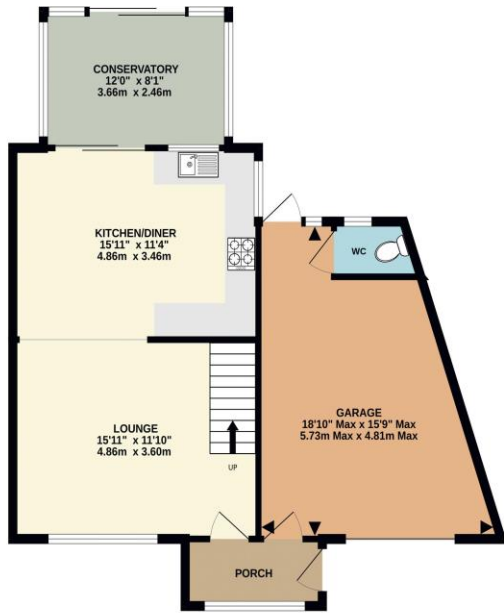
- Three Bedroom Semi-Detached House
- Kitchen/Diner
- Conservatory
- Garage & Driveway
- Southerly Aspect Rear Garden
- Popular Village Location
- Close to School & Amenities
- EPC Rating: 69 | C
- Council Tax Band: B
- Freehold

Identification Checks:

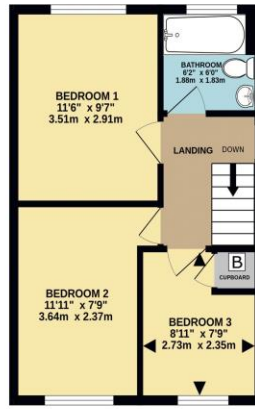
In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 sq.m.) approx.

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