



SAXON SHORE
— ESTATE AGENTS —



1 Cherry Gardens, Sittingbourne, ME9 9SF **Offers in excess of £330,000**

Introducing this three bedroom, semi-detached house on Cherry Gardens, in Teynham. Situated over two floors, located within walking distance to local shops and the train station.

This light and bright property comprises an entrance porch, spacious lounge, open plan kitchen dining room which leads onto a double garage, utility room, and W/C.

Upstairs are three good-sized bedrooms all with built in wardrobes, and a bathroom.

Outside, to the front you will find ample parking with both a double garage and a large driveway alongside a lawn. To the rear is the garden which can be accessed via the kitchen, dining room and a side gate through to the front of the property.

Overall this home could be a fantastic family home or potential development opportunity! Contact us today to arrange a viewing.

Porch
6'11" x 6'0" (2.12 x 1.85)



Utility Room
3'1" x 5'8" (0.95 x 1.75)

Landing



Lounge
18'0" x 16'7" (5.51 x 5.07)



Bathroom
6'11" x 6'3" (2.12 x 1.91)



Kitchen
18'0" x 8'8" (5.51 x 2.65)



Dining Room
7'2" x 12'7" (2.2 x 3.84)



Bedroom 1
11'1" x 13'6" (3.4 x 4.12)



Bedroom 2
11'1" x 11'9" (3.4 x 3.6)



WC
3'1" x 6'10" (0.95 x 2.1)

Bedroom 3

6'11" x 10'1" (2.12 x 3.08)



Double Garage

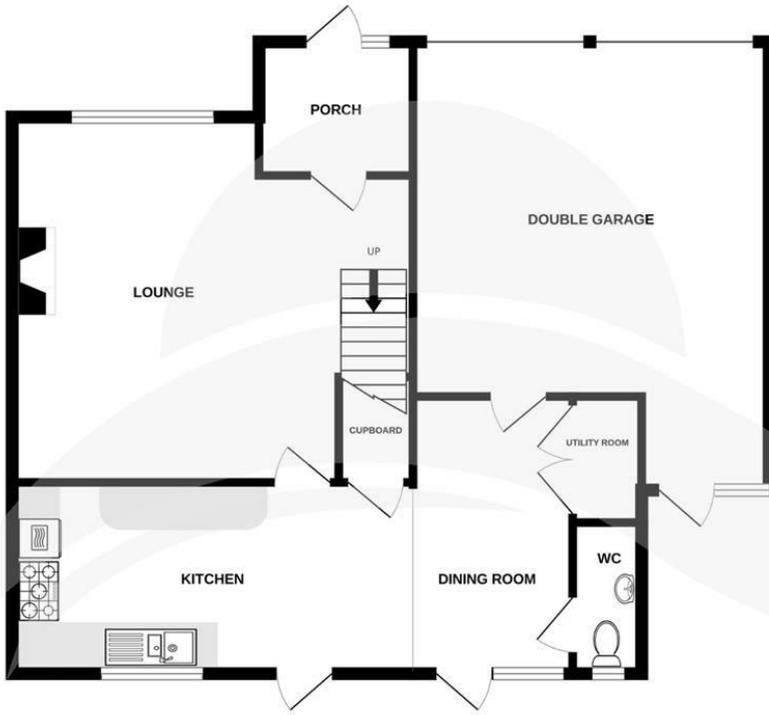
16'0" x 20'4" (4.9 x 6.22)



Garden



GROUND FLOOR
82.6 sq.m. (890 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 124.5 sq.m. (1340 sq.ft.) 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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