



The Fairway, Sittingbourne

*** Guide Price £400,000 - £425,000 ***

Step right up and feast your eyes on this delightful semi-detached property that's now up for grabs! It's no ordinary home, but an extended semi-detached gem that flawlessly combines comfort with style.

Now, let's take a peek inside, shall we? The property is in an immaculate condition, meaning it's all ready for you to move in and start creating beautiful memories. There are four bedrooms waiting for your personal touch, and with the option of using the 4th bedroom as maybe an office, mancave or something else entirely.

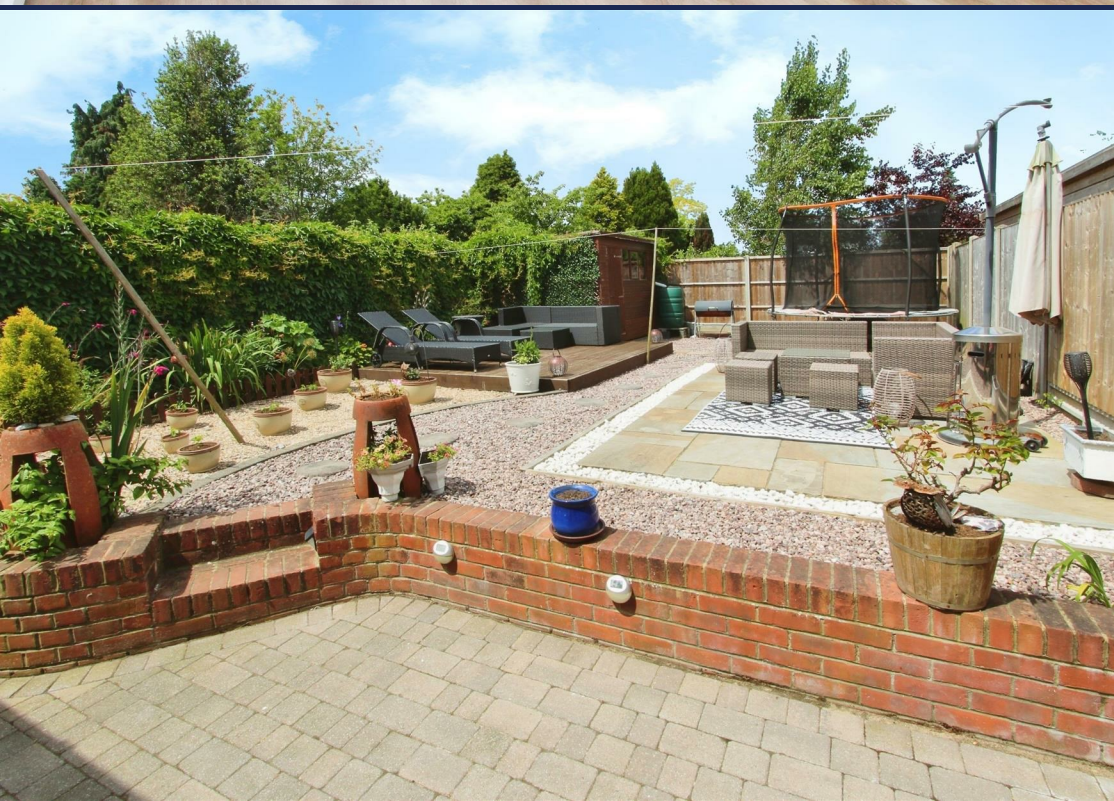
You'll be thrilled to find not one, but two reception rooms. These spaces are just perfect for entertaining guests or spending quality time with your family. The heart of this home is its charming kitchen, where you can whip up your favourite meals or try out new recipes. And let's not forget about the two bathrooms that complete the home.

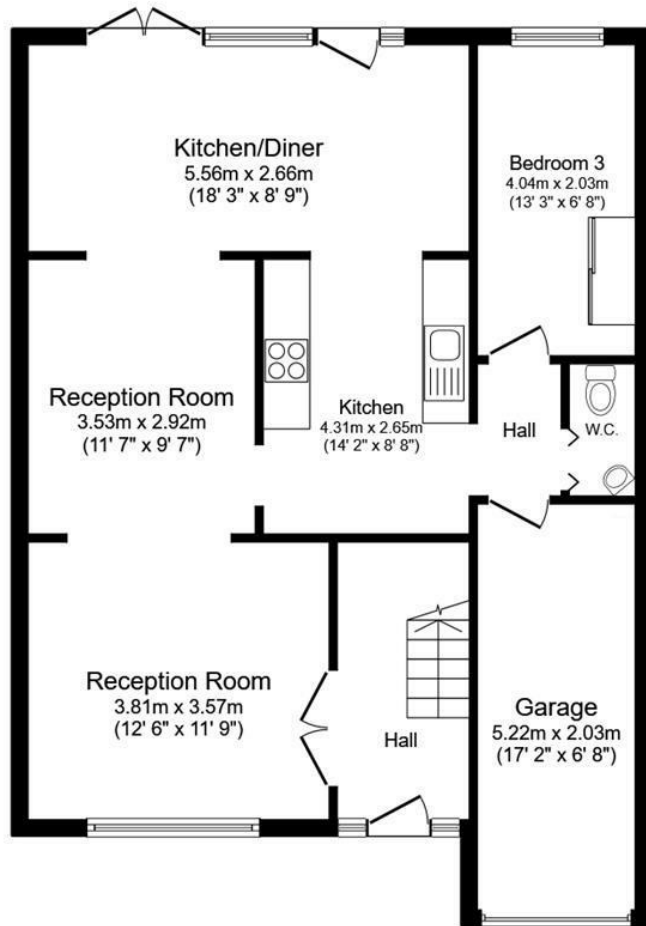
Remember, this isn't just a house; it's a home waiting to be filled with love and laughter. So, don't wait too long, or it might just slip through your fingers!

Guide Price £400,000

- Extended Four Bedroom Semi Detached Family Home
- Lounge Dining Room
- Breakfast Bar
- Downstairs Cloakroom
- Popular Location within South Sittingbourne
- Garage and Driveway
- NO CHAIN
- EPC Rating - C (72)
- Council Tax Band - D
- Freehold

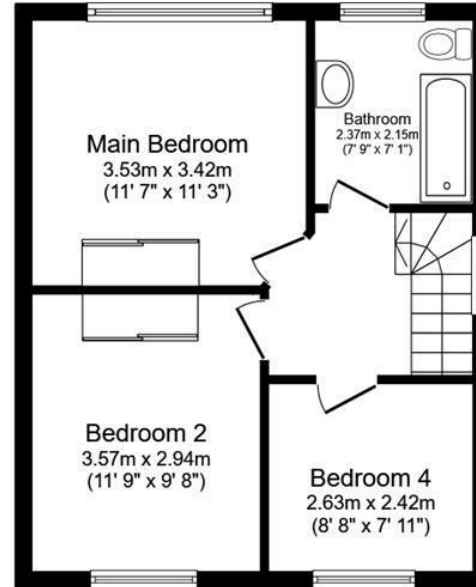






Ground Floor

Floor area 80.0 m² (862 sq.ft.)



First Floor

Floor area 40.2 m² (433 sq.ft.)

TOTAL: 120.2 m² (1,294 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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