



Guide Price
£360,000

Freehold

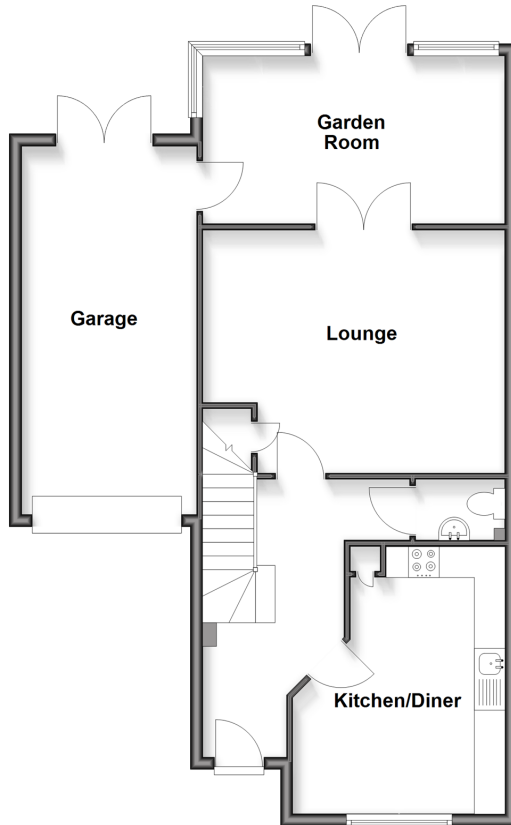
4x  3x  2x 

**Abelyn Avenue,
Sittingbourne, Kent,
ME10**

Wards
Helping you move forwards

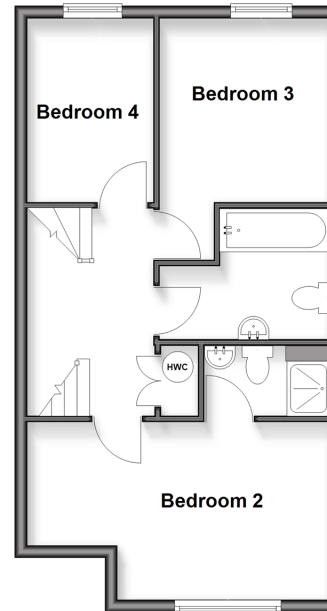
Ground Floor

Approx. 76.8 sq. metres (826.3 sq. feet)



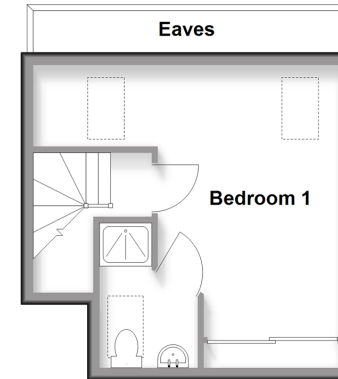
First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Second Floor

Approx. 23.2 sq. metres (250.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Kitchen/Diner: 13'1 x 11'4 (3.99m x 3.46m)
Cloakroom
Lounge: 16'3 x 13'9 (4.96m x 4.19m)
Garden Room: 17'4 x 8'2 (5.29m x 2.49m)

FIRST FLOOR

Landing
Bedroom 2: 13'7 x 10'1 (4.14m x 3.08m)
En-Suite Shower Room
Bathroom
Bedroom 3: 13'4 x 9'3 (4.07m x 2.82m)
Bedroom 4: 10'2 x 6'7 (3.10m x 2.01m)

SECOND FLOOR

Landing
Bedroom 1: 15'3 x 14'3 (4.65m x 4.35m)
En-Suite Shower Room

OUTSIDE

Garage & Driveway
Rear Garden



Main features

- Garage and driveway
- Landscaped rear garden; ideal for families on summer evenings
- Attractive kerb appear in a quiet residential area
- Would suit a growing family or buy-to-let investor
- Perfect for commuters with close access to the A249, M2 and M20



Nearest Schools

Primary: Regis Manor Community 1.5 miles, Kemsley 1.7 miles, St Peter's Catholic 1.7 miles

Secondary Schools: Westlands 2.2 miles, Borden Grammar 2.7 miles, Highsted Grammar 2.7 miles



Transport Information

Train Stations: Sittingbourne 2.7 miles, Kemsley 3.4 miles, Newington 4.1 miles



Address

Abelyn Avenue, Sittingbourne, Kent, ME10



Directions

For directions to this property please contact us.



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Call Sittingbourne Branch 01795 427272 ■ wardsof Kent.co.uk



EPC RATING	CURRENT:	POTENTIAL:
 	 C(79)	 B(83)

11739014/20260319/MC1/MC1