



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Haffenden Avenue,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Garage and driveway for multiple cars
- Move in ready
- Convenience of a downstairs cloakroom, an upstairs bathroom and an en-suite shower room
- Great location for commuters with close links to the A249, M2 and M20
- Landscaped rear garden

## Accommodation

### GROUND FLOOR

- Hallway
- Lounge: 16'3 x 11'7 (4.96m x 3.53m)
- Cloakroom
- Kitchen/Diner: 18'1 x 10'9 (5.52m x 3.28m)

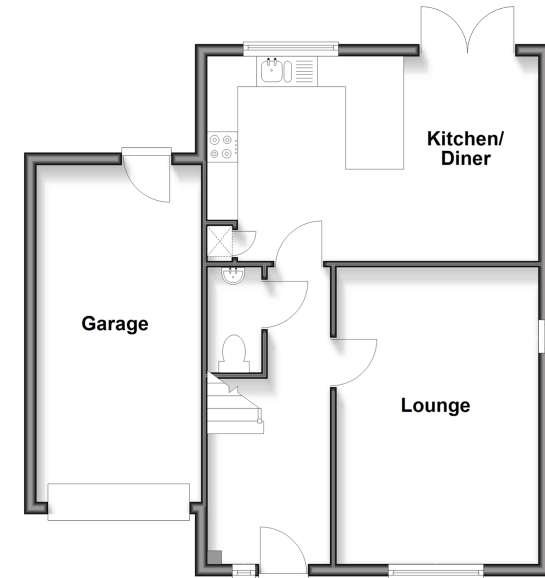
### FIRST FLOOR

- Landing
- Bedroom 1: 14'3 x 9'8 (4.35m x 2.95m)
- En-Suite Shower Room
- Bedroom 2: 10'6 x 10'3 (3.20m x 3.13m)
- Bedroom 3: 11'6 x 7'4 (3.51m x 2.24m)
- Bathroom

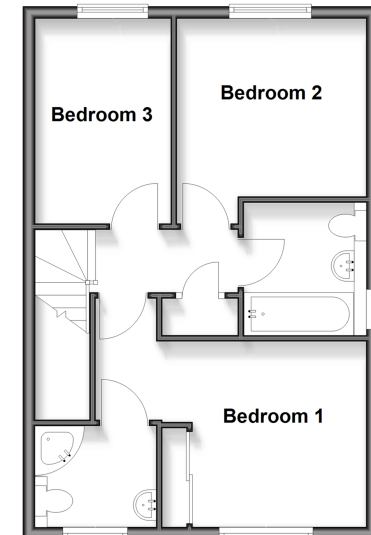
### OUTSIDE

- Front Garden
- Driveway & Garage
- Rear Garden

**Ground Floor**  
Approx. 60.9 sq. metres (655.1 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.9 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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