



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



11, Woodside Gardens, Sittingbourne, ME10 1SG

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



11, Woodside Gardens, Sittingbourne, ME10 1SG

- Beautifully Renovated Two Bedroom Detached Bungalow
- Exceptionally High Standard Throughout The Property
- Stylish Quartz Topped Kitchen With Appliances
- Bright Dual Aspect Sitting Room
- Two Generous Double Bedrooms To Front
- Large Rear Garden With Summer House
- Long Driveway Providing Parking For Four Cars
- Garage With Electric Door And Power

SITUATION:

Sittingbourne provides a good range of shopping, leisure, and recreational amenities, including a swimming pool and several nearby golf courses. The town benefits from a mainline railway station offering regular services to London Victoria in approximately one hour. There is also an excellent selection of primary and secondary schools, including the highly regarded Borden and Highsted Grammar School.

Nearby Faversham offers a broader array of facilities, with a mix of specialist independent shops, national retailers, and a vibrant market held in the town square three times a week. The town is well known for its strong educational provision, including the renowned Queen Elizabeth's Grammar School.

The historic City of Canterbury lies approximately 17 miles from the property and provides an extensive range of amenities, including excellent shopping and leisure

facilities, a wide choice of primary and secondary schools, three universities, two hospitals, and two mainline railway stations. Canterbury is also celebrated for its diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is located approximately five miles north of Canterbury and is famed for its seafood and annual Oyster Festival, held at the vibrant harbour and picturesque quayside. The town boasts a variety of independent boutiques alongside high street names, good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. Whitstable also benefits from its own mainline railway station with high-speed services to London St Pancras, regular bus services, and convenient road links to London and the coast via the A290 and M2.



DESCRIPTION:

A charming two-bedroom detached bungalow, recently renovated to an exceptionally high standard, combining stylish modern finishes with well-proportioned and practical accommodation. Improvements include new windows, a beautifully appointed quartz-topped kitchen and a recently updated shower room.

Set within a sought-after location just outside Sittingbourne, the property is complemented by an attractive rear garden, a fully insulated summer house and a long driveway providing excellent off-road parking, together with a garage.

The front door is positioned to the side of the property and opens into a spacious entrance hall with useful coat storage. To the left is a bright, dual-aspect sitting room, featuring a gas fireplace and French doors opening directly onto the rear garden.



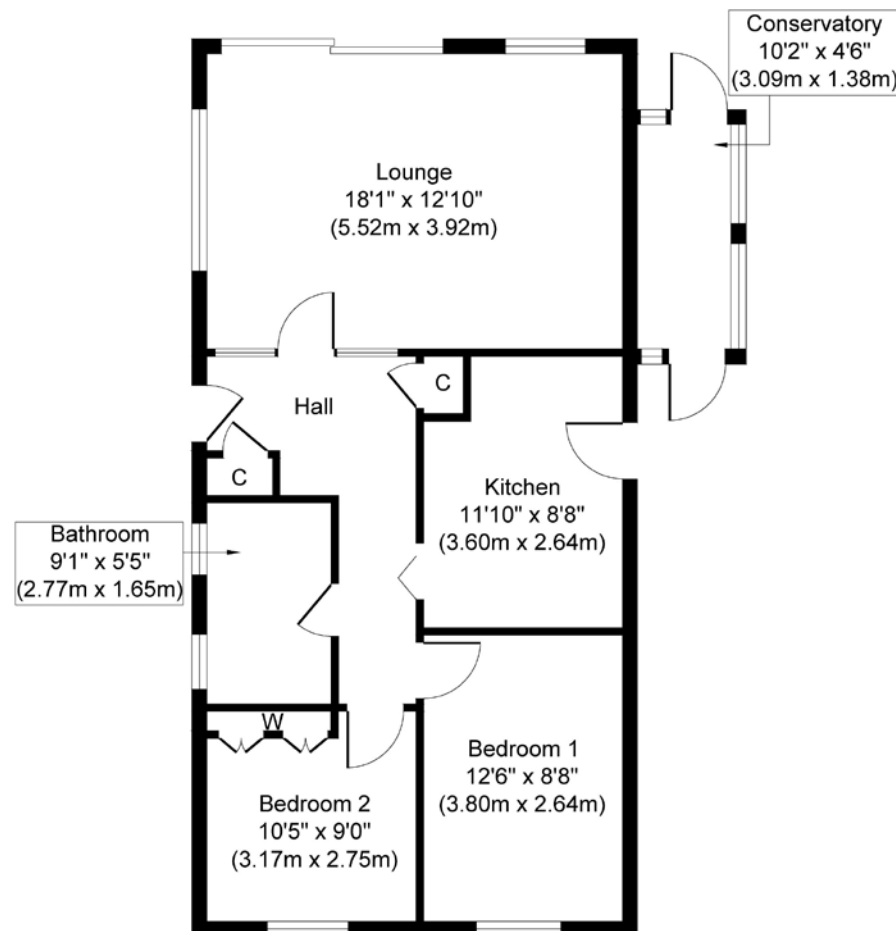
The kitchen/breakfast room has been finished to a high standard, with a stylish range of fitted wall and floor units, integrated appliances, geometric splashback and quartz worktops. The space is further enhanced by a separate utility area, providing ample room for laundry appliances and with direct access to the garden — particularly useful for taking care of the washing and everyday household tasks.

There are two well-proportioned double bedrooms, both positioned to the front of the property and served by a recently updated shower room. The bathroom comprises a WC and wash basin set within a contemporary vanity unit, together with a generous walk-in shower.

OUTSIDE:

The front garden has been attractively landscaped with pale gravel, creating a neat and low-maintenance approach. A long driveway runs along the left-hand side of the property, providing parking for up to four vehicles and leading to the garage, which benefits from an electric door.

The rear garden is a particularly attractive feature, with a generous patio area leading onto a good-sized lawn bordered by colourful planting. To the far end of the garden is a fully insulated summer house with electricity, making an ideal home office, hobby room or additional recreational space.



TOTAL FLOOR AREA: 722 sq. ft (67 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

