



Guide Price
£325,000

Freehold

4x  1x  1x 

**Bayford Road,
Sittingbourne, Kent,
ME10**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Semi-detached house with off-road parking
- Outbuilding containing a gym, workshop and family room
- Vastly extended with room to entertain family and friends
- Convenient location
- Move in ready; ideal for busy family life

Accommodation

GROUND FLOOR

Hallway
 Lounge: 21'0 x 11'0 (6.41m x 3.38m)
 Dining Area: 13'0 x 11'1 (3.97m x 3.38m)
 Kitchen: 12'3 x 9'4 (3.74m x 2.85m)
 Lean-to: 9'3 x 4'7 (2.82m x 1.40m)
 Utility Room: 9'5 x 7'9 (2.87m x 2.36m)
 Shower Room
 Bedroom 4: 12'6 x 10'6 (3.81m x 3.20m)

FIRST FLOOR

Landing
 Bedroom 1: 13'2 x 11'0 (4.02m x 3.36m)
 Bedroom 2: 12'3 x 9'6 (3.74m x 2.90m)
 Bedroom 3: 13'2 x 11'0 (4.02m x 3.36m)
 Cloakroom

OUTBUILDING

Room 1 (Used as a workshop): 13'6 x 12'1 (4.12m x 3.69m)
 Room 2 (Used as a gym): 12'9 x 12'1 (3.89m x 3.69m)
 Room 3 (used as family room)

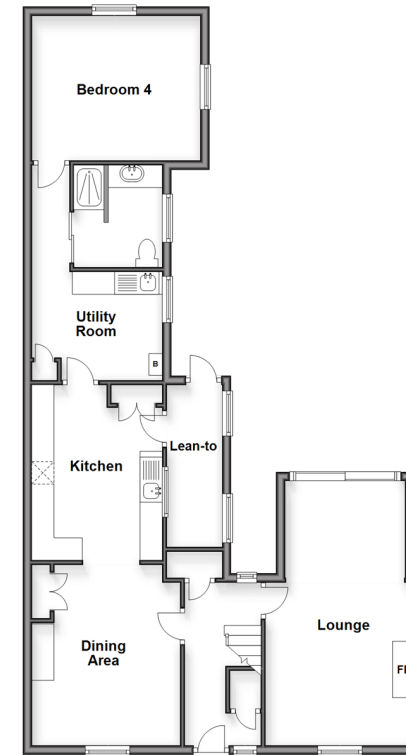
OUTSIDE

Front Garden
 Off-Road Parking to Side
 Rear Garden

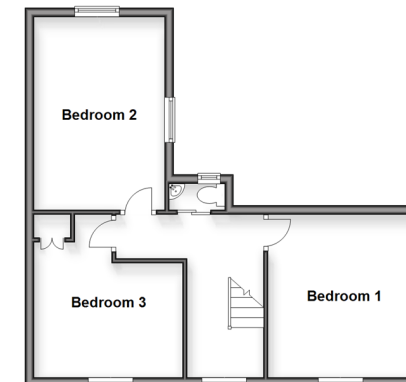
Call Sittingbourne - 01795 427272 ■ wardsof Kent.co.uk

- 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

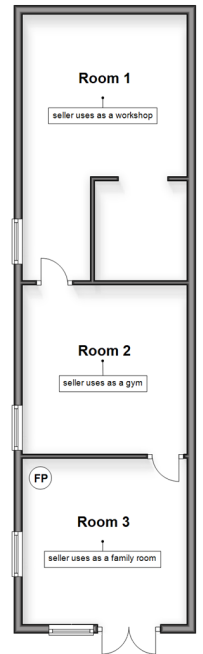
Ground Floor
 Approx. 82.8 sq. metres (891.0 sq. feet)



First Floor
 Approx. 44.9 sq. metres (483.3 sq. feet)



Outbuilding
 Approx. 49.8 sq. metres (535.7 sq. feet)



EPC RATING
 CURRENT: E(45) POTENTIAL: C(74)



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