

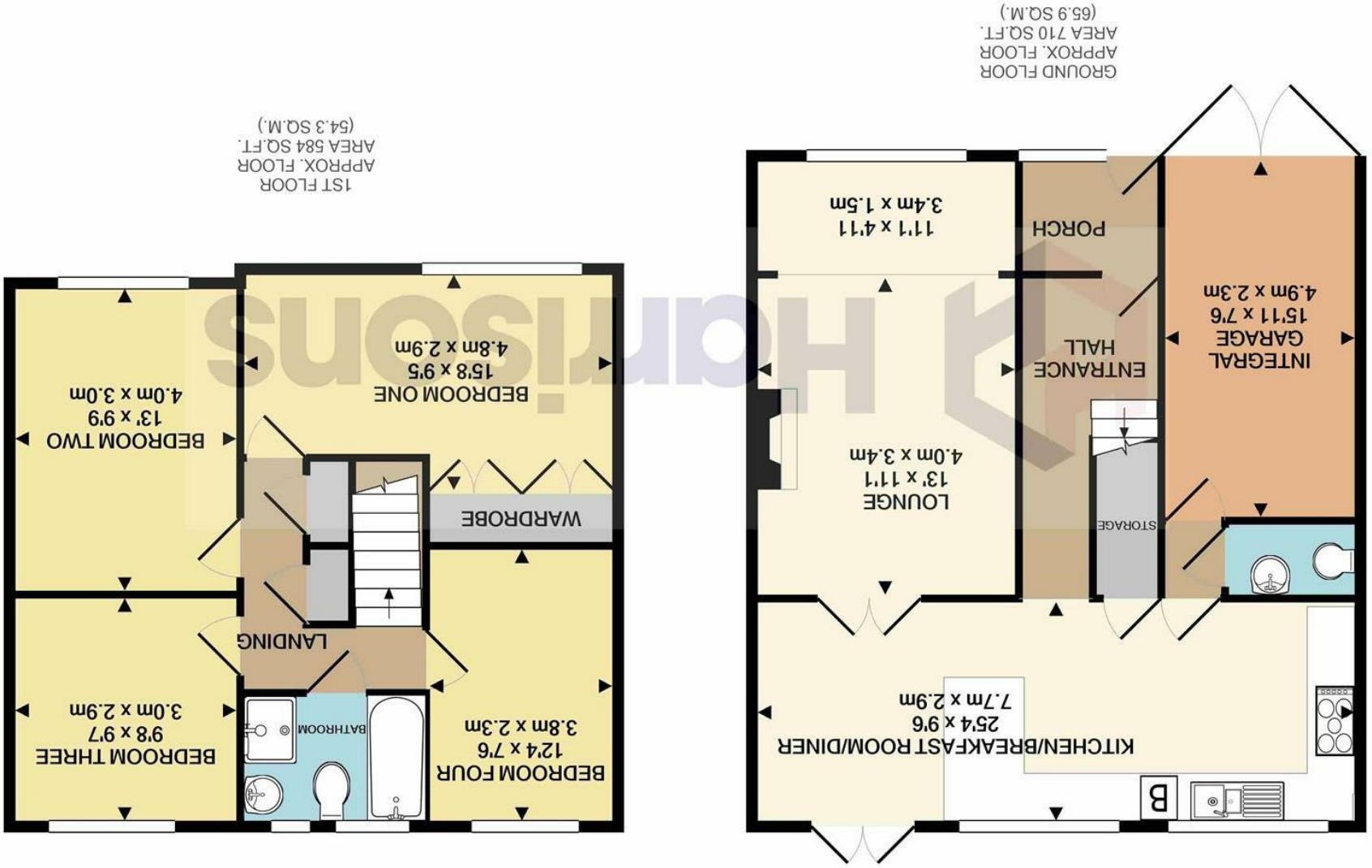
Important Notice: Harrisons Residential, their clients any joint agents give notice that

1 They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive.

2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)



Offers Over £350,000

30 Chatsworth Drive
Sittingbourne
ME10 1TW

SPACIOUS SEMI DETACHED HOUSE SITUATED IN THE POPULAR GROVE PARK LOCATION, CLOSE TO THE TOWN CENTRE. The property benefits from having four good size bedrooms, a modern fitted kitchen/breakfast room and a rear garden with an Westerly aspect, garage and its own driveway. Grove Park is a popular development with easy access to the A2/A249 and mainline railway station. There is a local parade of shops including a co-op and schools nearby for children of all ages.

- EXTENDED SEMI DETACHED HOME
- Spacious Kitchen/Diner
- Westerly Aspect Rear Garden
- Driveway Parking
- Four Good Size Bedrooms
- Lounge
- Integral Garage
- Sought After Location

- Porch**
- Entrance Hall**
- Lounge** 18'2" x 11'1" (5.54m x 3.39m)
- Kitchen/Diner** 25'4" x 9'6" (7.73m x 2.90m)
- Lobby**
- Ground Floor Cloak Room**
- First Floor Landing**
- Bedroom One** 15'7" x 9'4" (4.77m x 2.86m)
- Bedroom Two** 12'11" x 9'8" (3.96m x 2.97m)
- Bedroom Three** 9'6" x 9'8" (2.92m x 2.95m)
- Bedroom Four** 12'4" x 7'5" (3.76m x 2.28m)
- Bathroom**
- Rear Garden** 45' (13.72m)
Westerly Aspect
- Integral Garage** 15'10" x 7'6" (4.85m x 2.29m)
- Driveway Parking**

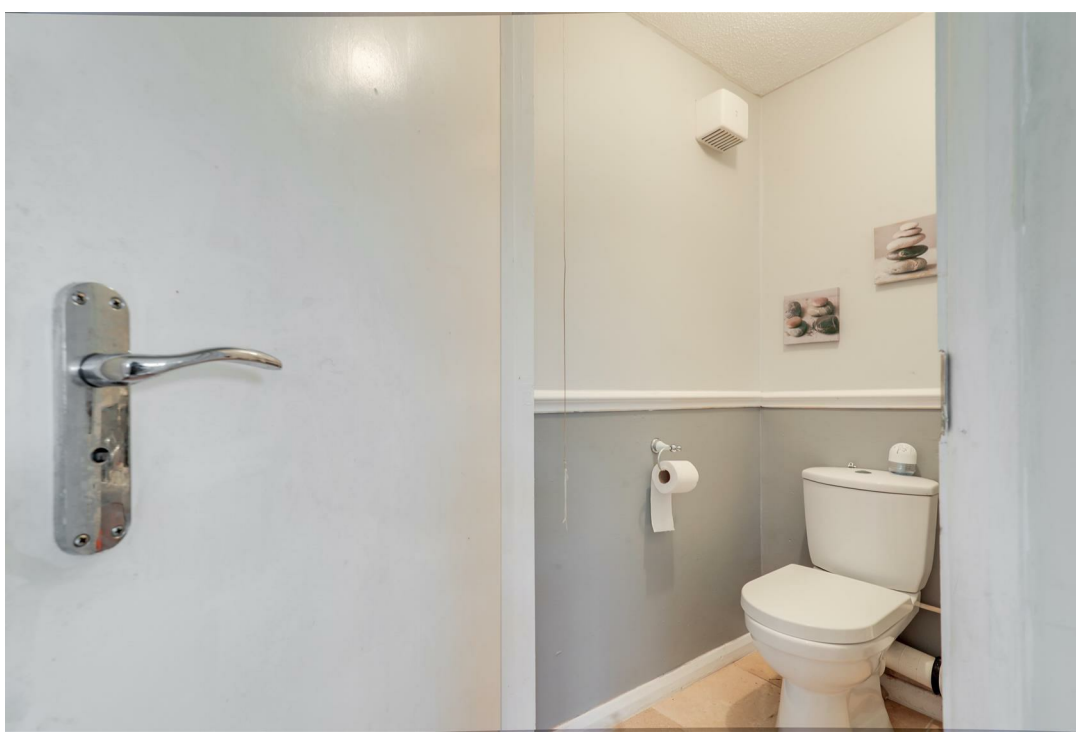
Viewing

Strictly by appointment through the vendors agents HARRISONS HOMES 01795 474848



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





www.harrisonsresidential.com hello@harrisonshomes.co.uk



