



## Chalkwell Road, Sittingbourne, Kent

Driveway | Excellent Location | Excellent Transport Links | Large Corner Plot | Ideal For First-Time Buyers | Investment Potential | Council Tax Band E | Double Fronted | \*\*CHAIN FREE\*\*

Asking Price: **£325,000**

 **Reardons**  
Family Run, Forward Thinking

# Chalkwell Road, Sittingbourne, Kent

## DESCRIPTION

We are pleased to offer to the market this large four-bedroom detached property on a corner plot in Chalkwell Road. This property offers the blend of space, convenience, and potential. Ideal for growing families or investors, this chain-free home boasts plenty of desirable attributes.

The property features a spacious driveway with ample parking for two vehicles, two large reception rooms, offering versatile living space to suit your needs and a low-maintenance courtyard garden, ideal for outdoor enjoyment with minimal upkeep required. The ground floor also consists of a practical kitchen at the rear and a good sized double bedroom at the front, this room can also be used as a study or play room.

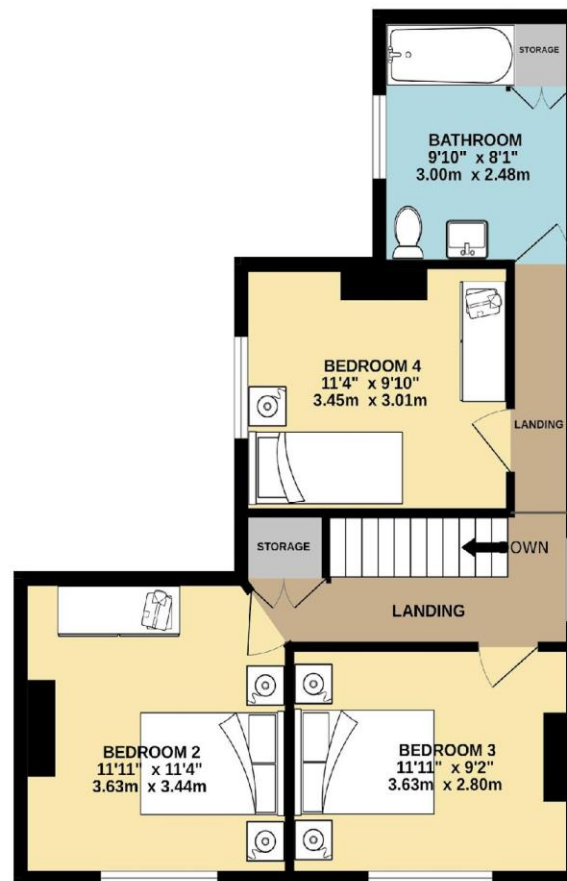
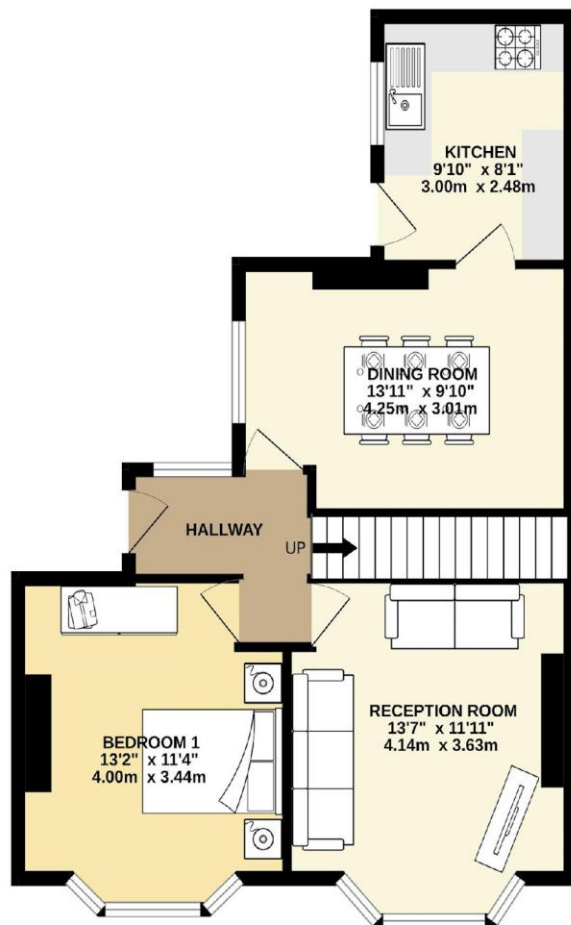
The first floor comprises of three well-proportioned bedrooms, a generous landing area with a good size cupboard, ideal for individuals requiring additional storage space and a sizeable family bathroom equipped with a bath/shower which further enhances the functionality of the space.

The spacious accommodation caters comfortably to growing families, while the chain-free status and investment potential make it an attractive proposition for those seeking a profitable addition to their portfolio. This property is priced to reflect its potential for modernisation, allowing you to create your dream home.

Located in the south of the town, Chalkwell Road offers quick access to the town centre, mainline railway station with regular services to London, commuter coach stop, A249, M2 & M20 and is in the catchment area of popular local schools for children of all ages.

Do not miss out on the opportunity to make this house your home!





# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		24	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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