



HAWKESFORD
JAMES



The Finches
Sittingbourne, Kent, ME10 4PY
price: £350,000



Nestled within a quiet cul-de-sac in south Sittingbourne, this charming three-bedroom link-detached home presents an enticing opportunity for families and commuters alike. Boasting a convenient location with easy access to reputable schools and the town centre, this property is offered for sale with the added advantage of no forward chain.

Approaching the front of the property, a neatly laid block-paved driveway guides you to the garage, while a lawned area offers potential for additional off-street parking if desired. Beyond lies gated access to the rear garden, promising both security and versatility.

Stepping through the welcoming entrance, you're greeted by a spacious hallway leading to a light-filled lounge boasting dual aspect windows. The adjacent dining room, adorned with a bay window, seamlessly connects to the rear garden through French doors, providing a perfect setting for indoor-outdoor entertaining. Completing the ground floor is a well-appointed fitted kitchen and a convenient W.C.

Ascending to the first floor, you'll find three comfortably sized bedrooms and a shower room, ensuring practicality and comfort. Outside, the wrap-around rear garden benefits from a variety of flourishing shrubs, a lawned area, and gated access to the front.

Ideally positioned, The Finches enjoys proximity to several secondary schools and Sittingbourne's town centre, where you will find a variety of amenities. Commuting is made effortless with the mainline railway station just 0.8 miles away, offering swift access to Canterbury and London, catering to the needs of both busy professionals and families.



Sittingbourne itself boasts a dynamic array of leisure facilities, including the Swallows Leisure Centre, the Avenue Theatre, a scenic light railway, and a modern cinema and bowling complex, ensuring residents can enjoy a diverse and fulfilling lifestyle.

Features

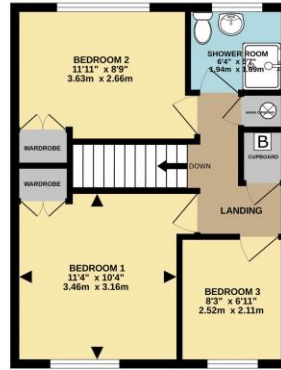
- Link-Detached House
- Three Bedrooms
- Two Reception Rooms
- Downstairs W.C
- Close to Schools
- Cul-de-sac Location
- No Forward Chain
- Council Tax Band: D
- EPC Rating: TBC
- Freehold



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions, 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.
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