



HAWKESFORD
JAMES



Watsons Hill

Sittingbourne, Kent, ME10 2JS

price: Offers Over £300,000 Freehold



Located in a sought-after residential area, this four-bedroom end of terrace home offers convenience for families and commuters alike. Just a stroll away from Sittingbourne's town centre and mainline railway station, it promises easy access to essential amenities and transportation links.

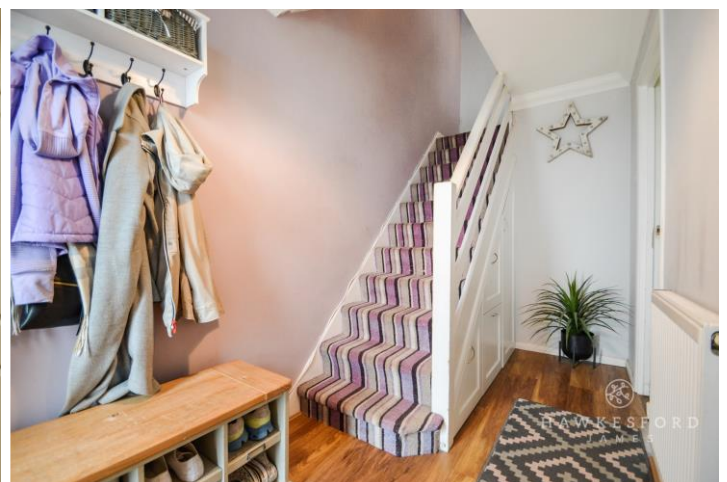
Step inside to discover a modern interior, starting with the welcoming entrance hall leading to an open plan living area. Overlooking the rear garden, this space seamlessly integrates a modern fitted kitchen, ideal for today's family lifestyle.

Ascending to the first floor, you'll find three bedrooms along with a stylish family bathroom. The journey continues to the second floor, where the master bedroom awaits. Adjacent is a versatile space currently serving as a utility room but with the potential to become an en-suite shower room, providing flexibility to tailor the home to your preferences.

Outside, the rear garden offers a blank canvas for your landscaping aspirations, with ample lawn space and a raised patio area perfect for outdoor entertaining. Gated access ensures convenience and security.

Positioned approximately half a mile from Sittingbourne's mainline railway station, commuting is made effortless. Additionally, the proximity to a range of amenities and schools adds to the appeal for families.

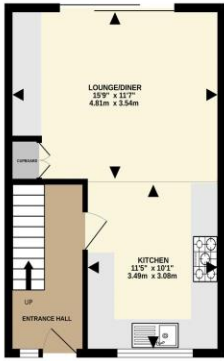
Strategically located just 17 miles from Canterbury and within a 45-mile radius of London, the property offers excellent connectivity. Commuters will appreciate the railway links to London Victoria and HS1 to St. Pancras International.



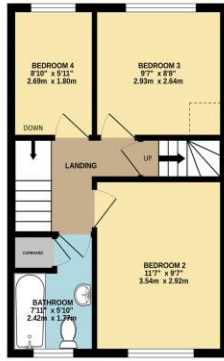
Beyond its strategic advantages, Sittingbourne boasts a vibrant leisure scene. From the Swallows Leisure Centre to the Avenue Theatre and a charming light railway, there's something to cater to every interest. Nearby dining options and a cinema/bowling complex further enhance the area's appeal, ensuring a rich and fulfilling lifestyle for residents.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Features

- Four Bedroom End of Terrace House
- Open Plan Living Space
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Close to Town & Railway Station
- Popular Residential Area
- EPC Rating: 70 | C
- Council Tax Band: C
- Freehold



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. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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