



HAWKESFORD  
JAMES



## Park Road

Sittingbourne, Kent, ME10 1EW  
price: £360,000 Freehold



Positioned within a short walk of Sittingbourne's town centre, this charming semi-detached home offers the convenience of nearby schools and amenities.

A welcoming walled garden at the front, with its own gated access to the rear, sets the tone for this inviting home. Stepping inside, you're greeted by an entrance porch leading into a spacious double reception room boasting a bay window that floods the space with natural light. The well-appointed kitchen/breakfast room features a convenient breakfast bar and ample storage within its spacious under stair cupboard. A lobby area provides access to the rear garden, while a family bathroom, complete with a luxurious roll top bath, adds a touch of elegance.

Ascending to the first floor, you'll discover three inviting bedrooms and a modern shower room. A staircase leads to a spacious bedroom on the second floor.

Outside, the rear garden provides a generous, low-maintenance space, perfect for outdoor relaxation. A wooden shed offers additional storage, while gated access to the front ensures convenience and security.

Positioned on the south side of Sittingbourne, Park Road places you within a short distance of the town centre, where a host of amenities await, including sought-after primary and secondary schools, Albany recreation ground, supermarkets, and independent businesses. Excellent transport links make commuting a breeze, with Canterbury just approximately 17 miles away and London approximately 45 miles away, making it an ideal choice for busy professionals.



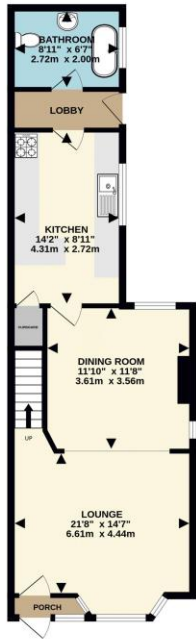
Sittingbourne is renowned for its vibrant leisure offerings, including the Swallows Leisure Centre, the Avenue Theatre, a scenic light railway, and a cinema and bowling complex, promising residents a dynamic and fulfilling lifestyle.

**Features:**

- Four Bedroom House
- Open Plan Double Reception Room
- Ground Floor Bathroom & First Floor Shower Room
- Gas Fired Central Heating
- UPVC Double Glazing
- Generous Rear Garden
- Close to Town, Railway Station & Schools
- Council Tax Band: C
- EPC Rating: 59 | D
- Freehold



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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