



HAWKESFORD
JAMES

Blandford Gardens, Sittingbourne – ME10 4HW
£450,000



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Blandford Gardens

Sittingbourne, Sittingbourne

- No forward chain
- Deceptively spacious semi-detached bungalow
- Sought-after cul-de-sac position
- Driveway parking with part under cover
- Generous lounge/diner with west-facing bay window
- Two double bedrooms
- Conservatory
- Bathroom with white suite and walk-in bath
- Rear garden with patio, greenhouse, workshop and gated access to front

Offered with no chain, this spacious semi-detached bungalow sits in a quiet south Sittingbourne cul-de-sac, featuring driveway parking, two double bedrooms, a conservatory, and a lovely rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Offered for sale with the benefit of no forward chain, this deceptively spacious semi-detached bungalow is a real must see. Tucked away in a sought-after cul-de-sac on Sittingbourne's popular south side, the property also enjoys the added convenience of driveway parking.

Positioned at the end of the cul-de-sac, the home benefits from a low-maintenance front garden with gated side access leading to the rear. The block-paved driveway, part of which is under cover, provides practical and sheltered parking.

Stepping inside, you are welcomed by an inviting entrance hall with built-in storage. The heart of the home is the impressive lounge/diner, featuring a west-facing bay window that overlooks the front of the property and fills the space with warm afternoon sunlight. The kitchen is fitted with neutral-coloured cabinetry and benefits from a built-in double oven and hob. Completing the living space, the conservatory offers a lovely spot to relax while enjoying views over the garden.

Both bedrooms are generous doubles, with one offering the advantage of built-in storage. The bathroom is fitted with a clean white suite and includes a walk-in bath, ideal for those seeking easy-access bathing.

The rear garden provides a wonderful space for outdoor relaxation and enjoyment. A patio area creates the perfect setting for outdoor dining, while established borders add year-round colour. A greenhouse and wooden workshop make this an ideal garden for keen gardeners, and gated access leads back to the front of the property.

Sittingbourne offers an excellent balance of town living and surrounding countryside. The nearby A249 provides easy links to the M2 and M20, while the fast train service to London St Pancras takes around an hour. Leisure and retail options are plentiful, including The Light cinema and bowling, popular high street stores, and M&S Food at the retail park. Fitness enthusiasts are well catered for with The Swallows Leisure Centre and Reynolds Gym & Spa both just a short drive away, while a parade of shops along Northwood Drive is perfect for everyday essentials.

Green spaces are in abundance, with King Georges, Borden Nature Reserve, The Grove Park, and Milton Creek Country Park all within easy reach. For weekend escapes, the charming villages of Upchurch, Lower Halstow, and Conyer offer scenic walks along the Saxon Shore Way, while the award-winning beaches of the Isle of Sheppey are just a short drive away.

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £40 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.

OUR TEAM



Jon Hawkesford
Director



Connor Murphy
Sales Manager



Angela Maybourne
Senior Sales Consultant



Lee Laker
Sales Consultant



Molly Mellor
Lettings Manager



Christine White
Property Manager



Suzanne Crosswell
Property Consultant

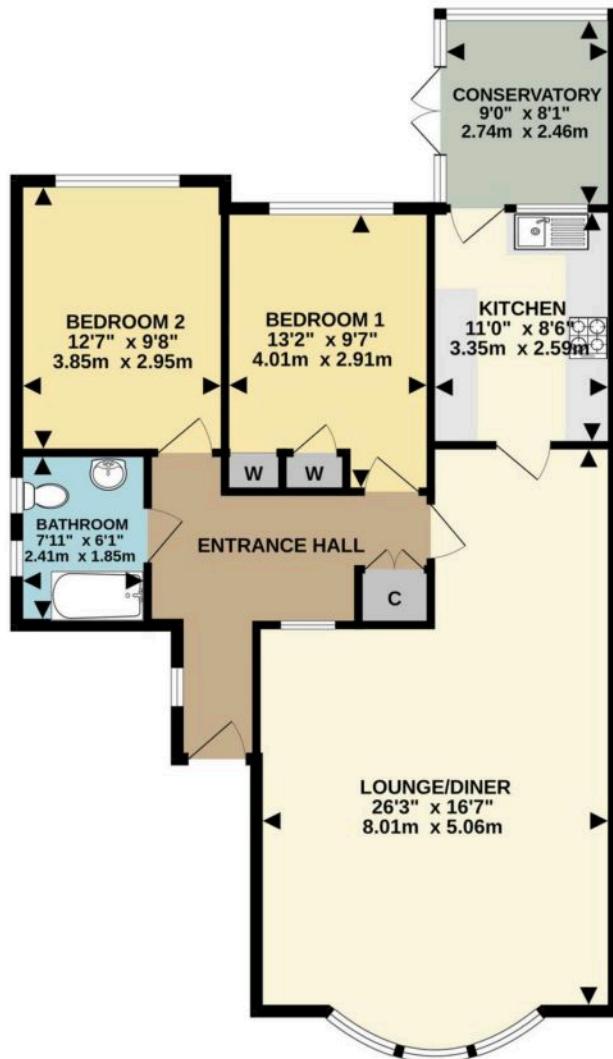


Stephen Hill
Accounts & Compliance
Manager





GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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FOR FULL DETAILS



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