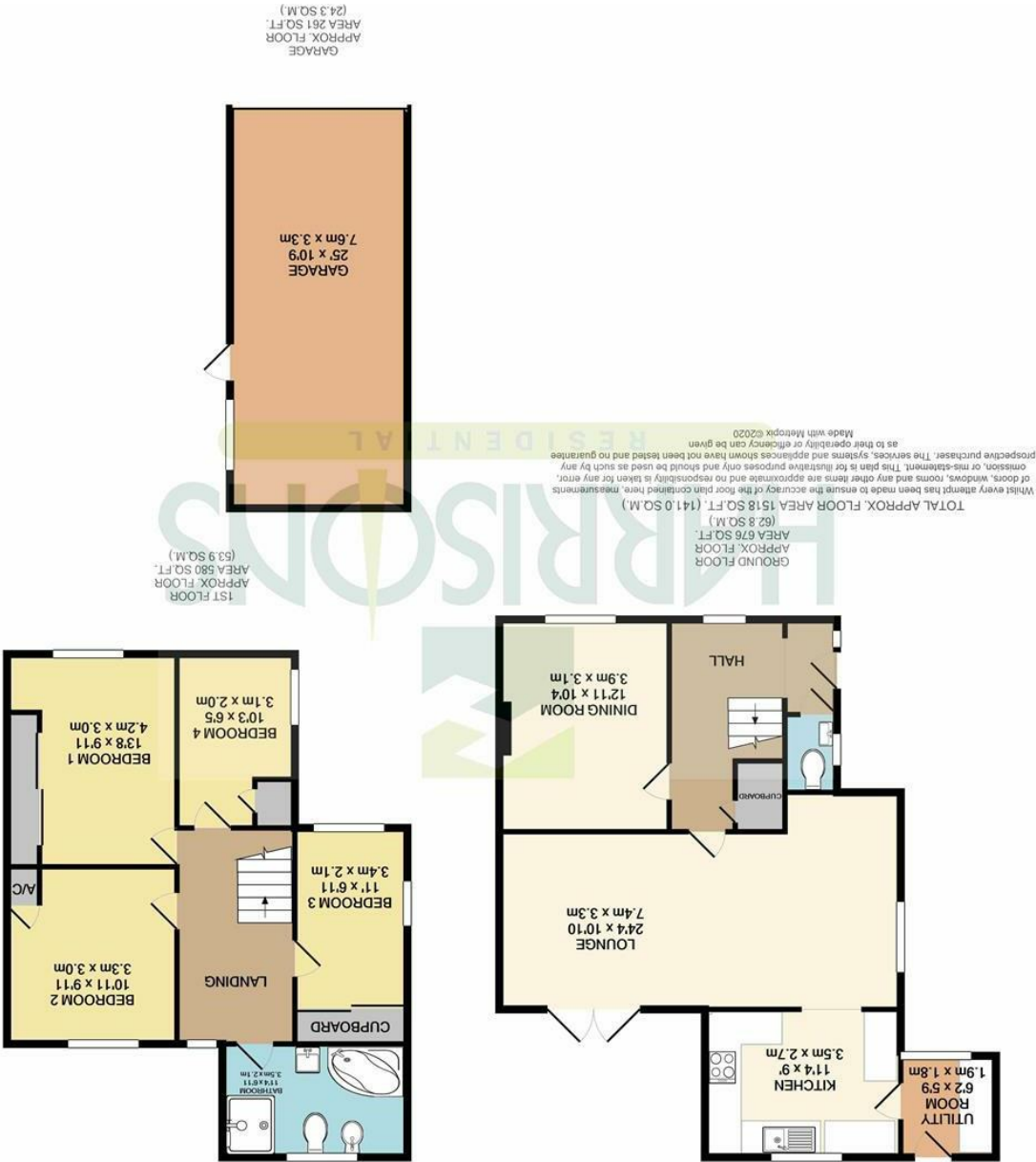


2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison's Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive.

Important Notice: Harrison's Residential, their clients any joint agents give notice that:



25 Adelaide Drive
Sittingbourne
ME10 1YE

EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE ON THE POPULAR AUSTRALIAN ESTATE WITH GARAGE AND OFF STREET PARKING, AN ENCLOSED WEST FACING REAR GARDEN. The property offer spacious accommodation and will make a great family home. Adelaide Drive is ideally located for easy access to the A249/M2 and commuter coach stops. There is a choice of popular schools close by and the town centre is no more than a mile away.

- EXTENDED FAMILY HOME
 - Four Bedrooms
 - Separate Dining Room
 - Westerly Aspect Rear Garden
- Semi Detached House
 - Spacious Lounge
 - Ground Floor Cloak Room
 - Convient Location

Entrance Hall	
Ground Floor Cloak Room	
Lounge	24'5" x 10'9" (7.45m x 3.28m)
Dining Room	12'10" x 10'4" (3.93m x 3.15m)
Kitchen	11'11" x 8'10" (3.64m x 2.71m)
Utility Room	
First Floor Landing	
Bedroom One	13'4" x 9'11" (4.07m x 3.03m)
Bedroom Two	9'11" x 10'10" (3.03m x 3.31m)
Bedroom Three	10'11" x 6'11" (3.35m x 2.12m)
Bedroom Four	10'3 x 6'5 (3.12m x 1.96m)
Bathroom	6'9" x 11'4" (2.08m x 3.46m)
Rear Garden Westerly Aspect	35 (10.67m)
Garage	25' x 10'9 (7.62m x 3.28m)
Off Road Parking	

Viewing

Strictly by appointment through the vendors agents HARRISONS RESIDENTIAL on 01795 474848



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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