

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.

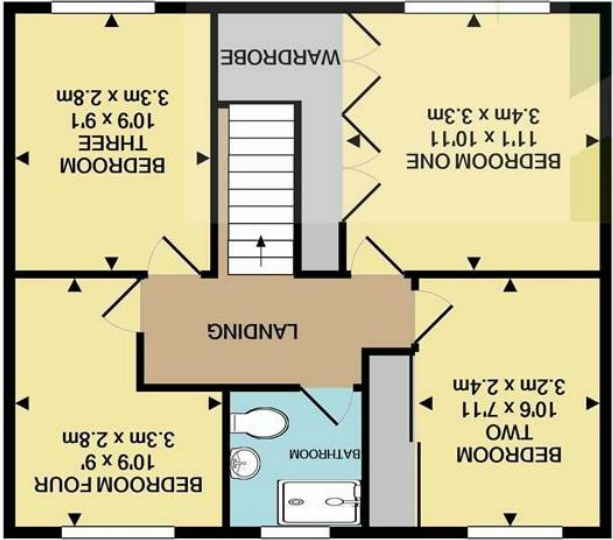
Important Notice: Harrison's Residential, their clients any joint agents give notice that:

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

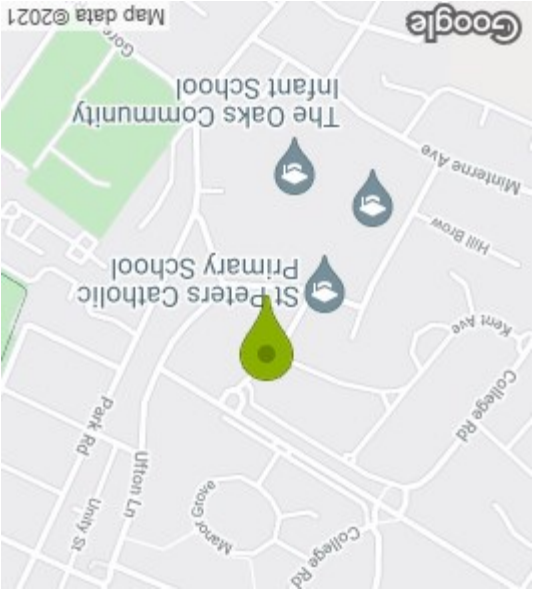
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TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (131.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ.FT.  
(81.4 SQ.M.)



England & Wales		
EU Directive 2002/91/EC	Current	Passive
Very energy efficient - lower running costs	A	(102 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	B	(81 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	C	(61 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	D	(55 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	E	(50 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	F	(45 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	G	(40 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	H	(35 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	I	(30 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	J	(25 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	K	(20 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	L	(15 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	M	(10 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	N	(5 kWh/m <sup>2</sup> )
Very energy efficient - lower running costs	O	(0 kWh/m <sup>2</sup> )



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

Viewing





6 West Ridge  
SITTINGBOURNE  
ME10 1UQ

Smartly presented and spacious four-bedroom semi-detached family home with a private garden, situated on West Ridge, Sittingbourne. Internally, the accommodation provides an already well-maintained living space comprising entrance hall leading to a spacious lounge with a large under stairs cupboard, dining room, separate kitchen and a down stairs W.C. A passage leads to a large garage which has plumbing and is used as a utility room and storage. Upstairs there are four bedrooms, the master, front facing, benefitting from ample built-in storage and walk-in wardrobe. The second is a large double, which is also front facing, plus two further good sized singles one with built in wardrobes. Externally there is off street parking to the front on a paved driveway with space for two cars and gives access into the front of the garage. The rear garden, which is not overlooked, has several trees and shrubs and a sheltered area for sitting. West Ridge has convenience shops around the corner and Sittingbourne town centre close by. Bus stops are situated nearby and provides regular services into the centre of Sittingbourne, Maidstone and Sheppey. Commuters to Central London will benefit from the Kingsferry Coach services. Sittingbourne railway station is under a mile away and offers High Speed rail links to London, boasting a journey time within the hour. There is direct access to the A249 (leading to the M2 & M20) and A2 making travel further afield from Sittingbourne simple. The property is also in close proximity to well-regarded local grammar and primary schools.

- SPACIOUS ACCOMMODATION
- Semi Detached Family Home
- Four Bedrooms
- APPROX 1420sqft
- Lounge & Separate Dining Room
- Ground Floor Cloak Room
- Garage
- Driveway
- Convenient Location

Our Office Hours: Monday to Friday 9:00am to 6:00pm  
Saturdays 9:00am to 5:00pm



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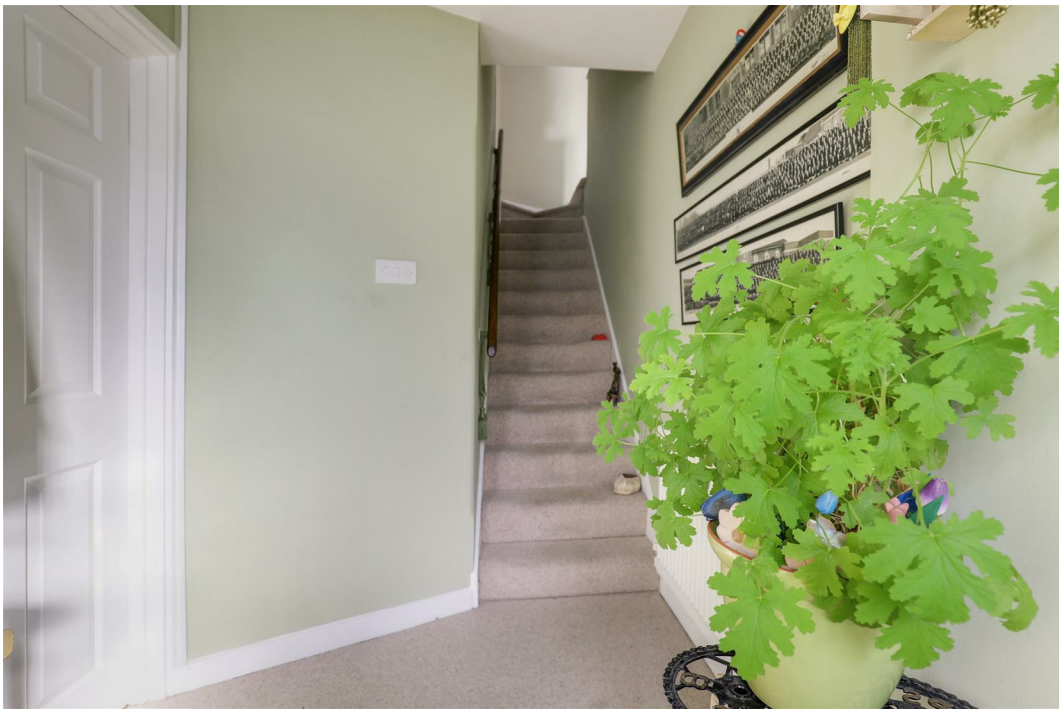
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Entrance Hall

Lounge  
21'11 x 12'10

Dining Room  
14'6 x 13'3

Kitchen  
13'10 x 7'3

Lobby

Ground Floor Cloak Room

First Floor Landing

Bedroom One  
11'1 x 10'11

Bedroom Two  
10'6 x 7'11

Bedroom Three  
10'9 x 9'1

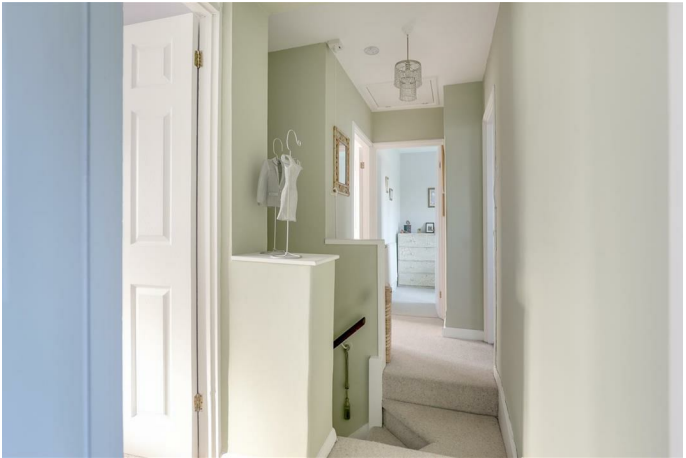
Bedroom Four  
10'9 x 9

Bathroom

Rear Garden  
60'

Driveway

Garage  
17'11 x 9'1



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