

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:

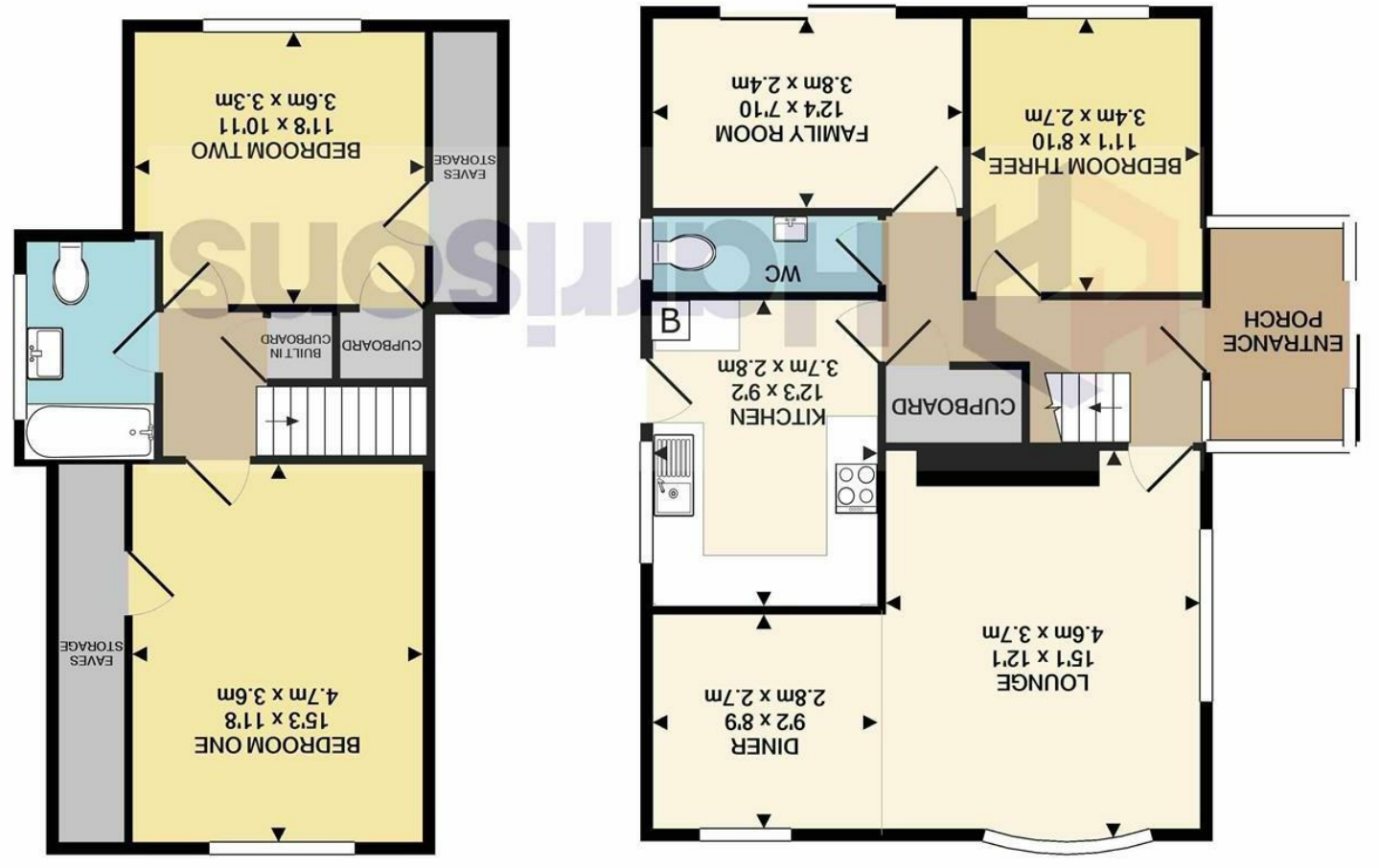
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (81-91)	A (12-15)
B (69-80)	B (16-20)
C (55-68)	C (21-25)
D (39-54)	D (26-30)
E (29-38)	E (31-35)
F (13-28)	F (36-40)
G (1-12)	G (41-45)



Strictly by appointment through the vendors agents HARRISON'S HOMES on 01795 474848

Viewing



1ST FLOOR
 APPROX. FLOOR AREA 486 SQ.FT. (45.2 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1222 SQ.FT. (113.5 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)



3 Andrews Walk
Sittingbourne
ME10 1QU

SUPERB DETACHED CHALET BUNGALOW DELIGHTFULLY SITUATED IN A PLEASANT LOCATION OPPOSITE 'GORE COURT' CRICKET GROUND WITH THE ADDED BENEFIT OF NO FORWARD CHAIN! The property is deceptively spacious and is presented on good condition throughout. There is a garage and parking. The property is within walking distance from a primary school, secondary school, parade of shops which includes a couple of takeaway restaurants, and local convenience store, whilst there is also easy access on to the A249 which leads to M2/M20 motorways.

- NO FORWARD CHAIN
- Detached Chalet Style Home
- Three Bedrooms
- Newly Fitted Carpets Throguhtout
- Spacious Lounge/Diner over looking the cricket ground
- Modern Fitted Bathroom
- Ground Floor Cloak Room
- Garage
- Driveway

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



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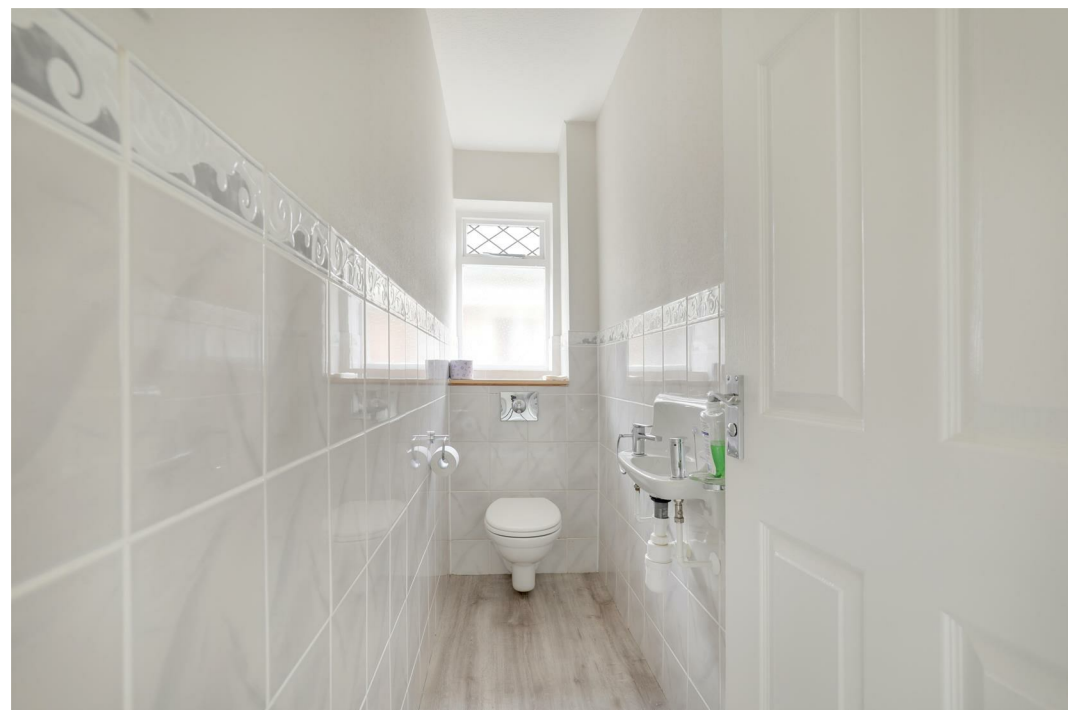
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Porch

Entrance Hall

Lounge/Diner
21'9" x 15'1"

Kitchen
12'3" x 9'2"

Family Room
12'4" x 7'9"

Bedroom Three
8'9" x 11'1"

Ground Floor Cloak Room

First floor Landing

Bedroom One
11'7" x 15'3"

Bedroom Two
10'10" x 11'7"

Bathroom

Rear Garden
30'

Rear Access from the driveway and access to garage

Garage

Driveway



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