



**Price**

**£700,000**

**Freehold**

3x  2x  3x 

The Street, Hartlip, Sittingbourne, Kent,  
ME9

*Wards*  
Helping you move forwards

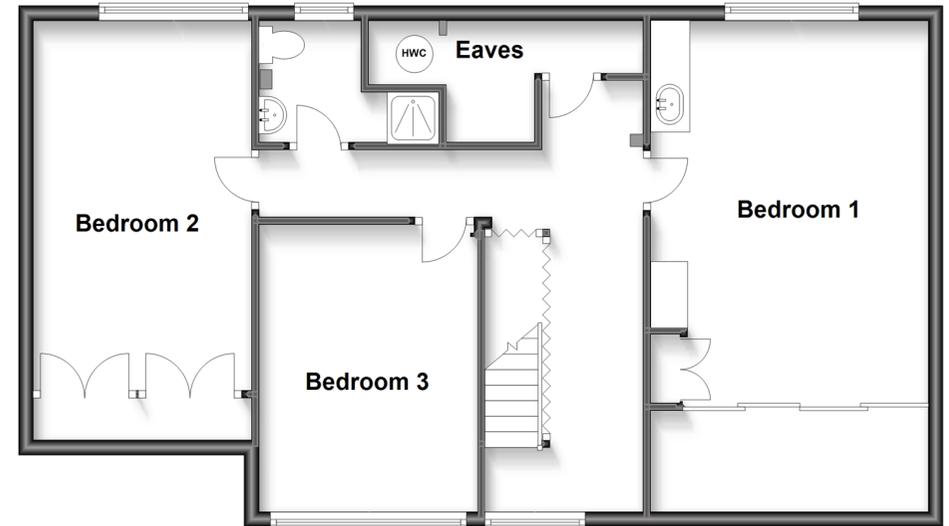
## Ground Floor

Approx. 113.6 sq. metres (1222.7 sq. feet)



## First Floor

Approx. 72.7 sq. metres (782.0 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Bathroom: 8'8 x 6'0 (2.64m x 1.83m)  
Sitting/Play Room: 11'9 x 9'5 (3.58m x 2.87m)  
Lounge: 20'5 x 12'4 (6.23m x 3.76m)  
Dining Room: 10'3 x 10'1 (3.13m x 3.08m)  
Kitchen: 12'6 x 9'9 (3.81m x 2.97m)  
Garden Room : 16'4 x 11'8 (4.98m x 3.56m)

### FIRST FLOOR

Bedroom 1 : 16'9 x 12'4 (5.11m x 3.76m)  
Bedroom 2 : 16'4 x 9'9 (4.98m x 2.97m)  
Bedroom 3 : 12'0 x 9'4 (3.66m x 2.85m)  
Shower Room

### OUTSIDE

Front Garden  
Rear Garden  
Integral Garage: 21'3 x 9'9 (6.48m x 2.97m)  
Driveway



## Main features

- A deceptively spacious property that would make a great long term home
- Impressive 20ft lounge and additional sitting/play room
- Useful downstairs bathroom
- Established private rear garden
- Sought after Hartlip location
- No forward chain



### Nearest Schools

Primary Schools: Hartlip Endowed C of E Primary, Miers Court Primary, Riverside Primary  
Secondary Schools: Leigh Academy Rainham, Rainham School for Girls, The Howard School, Rainham Mark Grammar School



### Transport Information

Train Stations: Newington 1.4 miles, Rainham 1.8 miles, Sittingbourne 4.2 miles



### Address

The Street, Hartlip, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.



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Call Rainham Branch 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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