



**Price**  
**£400,000**

**Freehold**

4x  2x  1x 

**The Willows,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented and spacious throughout
- Garage and off road parking to the side
- Stunning rear garden
- Heavily extended allowing more space to entertain family and friends
- Set in a quiet location nearby to local schools, shops and amenities

## Accommodation

### GROUND FLOOR

Cloakroom  
 Lounge: 15'8 x 11'9 (4.78m x 3.58m)  
 Dining Area: 12'6 x 9'6 (3.81m x 2.90m)  
 Kitchen/Breakfast Area: 18'2 x 9'0 (5.54m x 2.75m)  
 Utility Area: 15'2 x 8'5 (4.63m x 2.57m)

### FIRST FLOOR

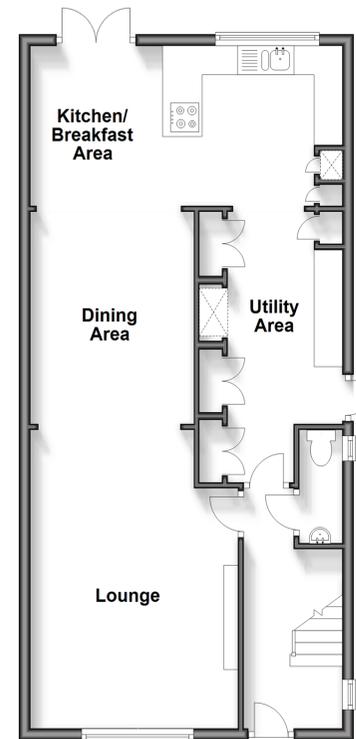
Landing  
 Bedroom 1: 13'1 x 8'8 (3.99m x 2.64m)  
 En-Suit Shower Room  
 Bedroom 2: 12'8 x 8'8 (3.86m x 2.64m)  
 Bedroom 3: 10'3 x 9'0 (3.13m x 2.75m)  
 Bedroom 4: 9'1 x 8'2 (2.77m x 2.49m)  
 Bathroom

### OUTSIDE

Front Garden  
 Garage  
 Off Road Parking  
 Rear Garden

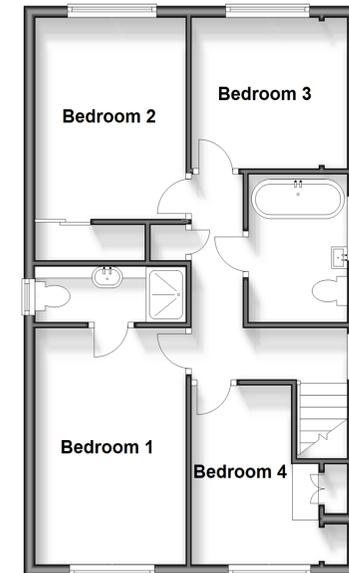
### Ground Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11731443/20240326/KC/TB