



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

3x  2x  1x 

**Haffenden Avenue,  
Sittingbourne, Kent,  
ME10**

*Wards*  
Helping you move forwards





## Main features

- Absolutely stunning throughout, move straight in with no updating needed
- Spacious kitchen/diner perfect for entertaining
- Utility room at the back of the garage with a fitted shower, ideal for cleaning dogs after a messy walk
- Double driveway to the front
- En-suite to bedroom 1, in addition to a family bathroom

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 16'0 x 10'10 (4.88m x 3.30m)  
Kitchen/Diner: 17'9 x 11'0 (5.41m x 3.36m)

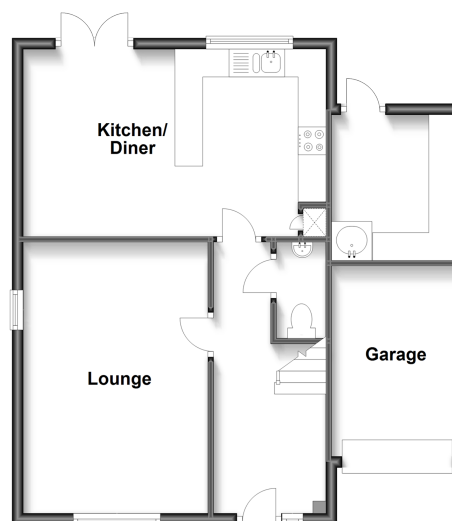
### FIRST FLOOR

Landing  
Bedroom 1: 14'4 x 9'11 (4.37m x 3.02m)  
En-Suite Shower Room  
Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)  
Bedroom 3: 11'0 x 10'0 (3.36m x 3.05m)  
Bathroom

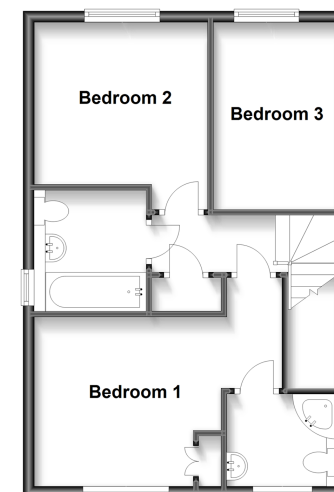
### OUTSIDE

Front Garden  
Garage/Utility  
Rear Garden

**Ground Floor**  
Approx. 59.7 sq. metres (642.9 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.9 sq. feet)



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

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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