



**Price**

**£825,000**

**Freehold**

4x  2x  1x 

**Tunstall Road, Tunstall,  
Sittingbourne, Kent,  
ME10**

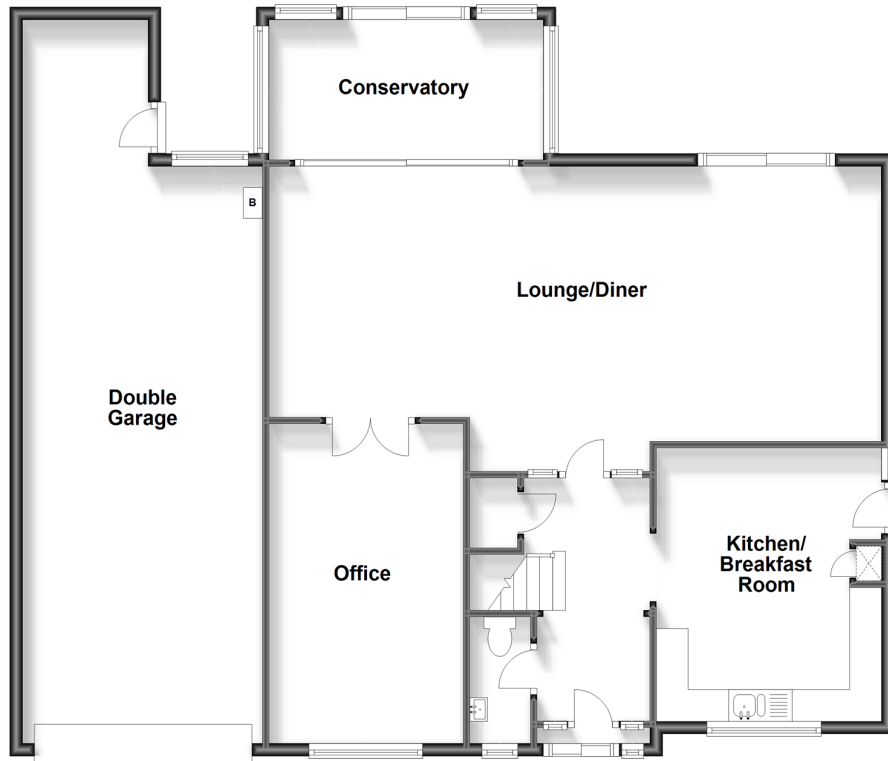
**OVER 60?**

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

*Wards*  
Helping you move forwards

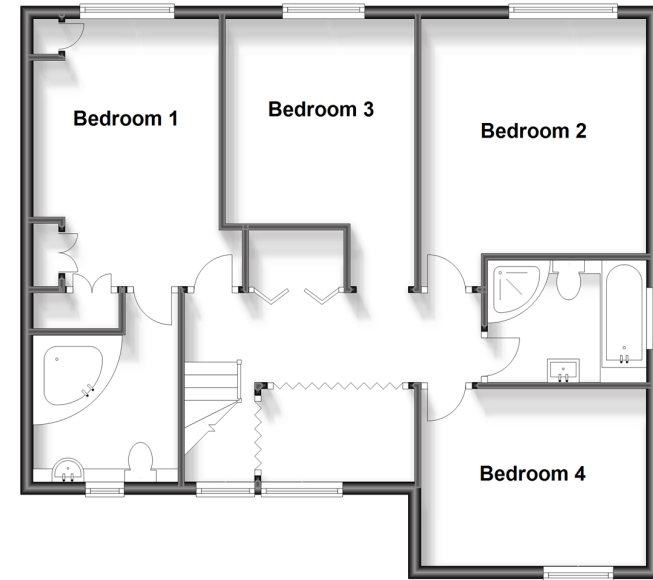
### Ground Floor

Approx. 95.7 sq. metres (1030.6 sq. feet)



### First Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Office: 15'5 x 7'11 (4.70m x 2.41m)

Lounge/Diner: 31'9 (9.68m) x 15'2 maximum (4.63m) narrowing to 13'1 (3.99m)

Conservatory: 13'11 x 7'4 (4.24m x 2.24m)

Kitchen/Breakfast Room: 14'1 x 11'1 (4.30m x 3.38m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 10'10 (3.89m x 3.30m)

En-Suite Bathroom: 8'11 x 7'6 (2.72m x 2.29m)

Bedroom 3: 11'7 x 9'6 (3.53m x 2.90m)

Bedroom 2: 11'7 x 11'2 (3.53m x 3.41m)

Bathroom: 8'5 x 6'3 (2.57m x 1.91m)

Bedroom 4: 12'9 x 8'8 (3.89m x 2.64m)

### OUTSIDE

Front Garden

Off Road Parking

Double Garage

Rear Garden

Outbuilding





## Main features

- Desirable Tunstall location
- Stunning executive detached house
- Versatile accommodation throughout
- Large rear garden with outbuilding currently used as storage, bar, gym and study
- Close to fantastic local schools but also a great amount of peace and quiet for your family



### Nearest Schools

Primary Schools: Tunstall C of E (Aided) Primary 0.4 miles, Minterne Community Junior School 0.5 miles, St Peter's Catholic Primary 0.6 miles  
Secondary Schools: Fulston Manor School 0.6 miles, Highsted Grammar School 0.7 miles



### Transport Information

Train Stations: Sittingbourne 1.1 miles, Kemsley 2.4 miles, Newington 3.1 miles



### Address

Tunstall Road, Tunstall, Sittingbourne, Kent, ME10



### Directions

For directions to this property please contact us.





Call Sittingbourne Branch 01795 427272 ■ [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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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