



**Price**  
**£475,000**

**Freehold**

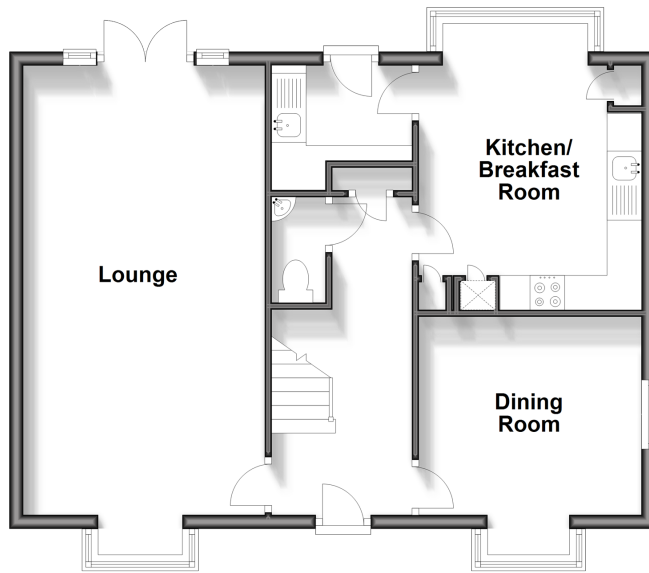
5x  3x  2x 

**Helen Thompson Close,  
Iwade, Sittingbourne,  
Kent, ME9**

*Wards*  
Helping you move forwards

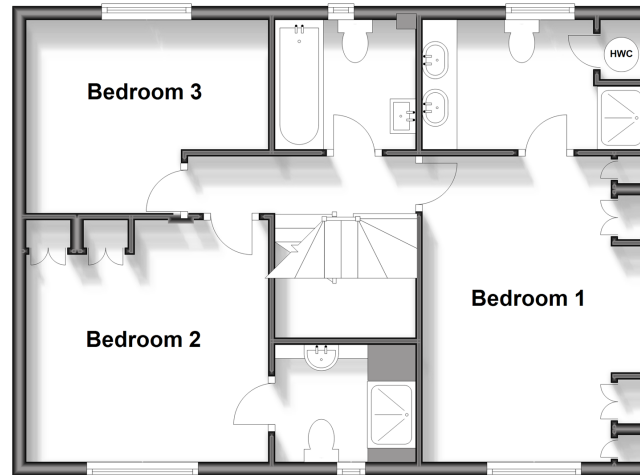
### Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



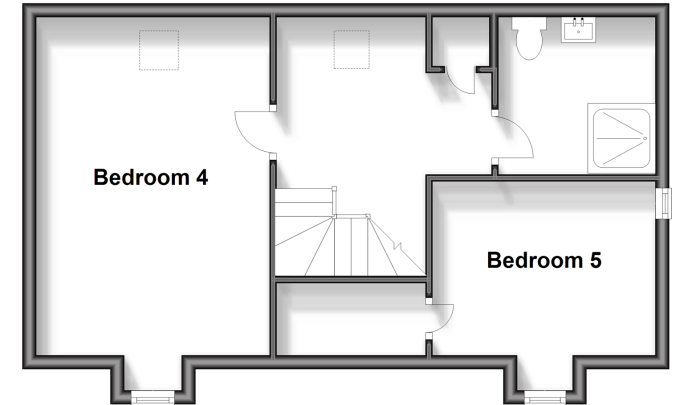
### First Floor

Approx. 57.5 sq. metres (618.4 sq. feet)



### Second Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 24'8 x 11'6 (7.52m x 3.51m)  
Dining Room: 12'0 x 10'7 (3.66m x 3.23m)  
Kitchen/Breakfast Room: 15'2 x 10'7 (4.63m x 3.23m)  
Utility Room: 6'8 x 6'6 (2.03m x 1.98m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'7 x 10'6 (4.45m x 3.20m)  
En-Suite Shower Room  
Bedroom 2: 12'3 x 11'7 (3.74m x 3.53m)  
Bedroom 3: 11'7 x 9'0 (3.53m x 2.75m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 4: 17'7 x 12'0 (5.36m x 3.66m)  
Bedroom 5: 11'2 x 10'8 (3.41m x 3.25m)  
Shower Room

### OUTSIDE

Front Garden  
Garage  
Off Road Parking  
Rear Garden





## Main features

- Immaculately presented with modern decor throughout
- Garage and off road parking
- Bathroom, en-suite shower room plus separate shower room
- Set in a quiet residential area, close to local schools, shops and amenities
- Large sunny garden with room to entertain family and friends



### Nearest Schools

Primary Schools: Iwade Community Primary 0.2 miles, Kemsley Primary 0.8 miles, Regis Manor Community Primary 1.5 miles

Secondary Schools: Integrated Services Programme 2.3



### Transport Information

Train Stations: Kemsley 1.0 miles, Swale 1.1 miles, Sittingbourne 2.3 miles



### Address

Helen Thompson Close, Iwade, Sittingbourne, Kent, ME9



### Directions

For directions to this property please contact us.







**Wards**  
Helping you move forwards

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



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