



**Price**  
**£375,000**

**Freehold**

3x  2x  1x 

**Balas Drive,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented with neutral decor throughout
- En-suite shower room to bedroom 1
- Garage and off road parking
- Set in a quiet residential area, close to local shops, schools and amenities
- Stunning conservatory looking out onto a sunny rear garden

## Accommodation

### GROUND FLOOR

Porch

Lounge: 15'11 x 11'6 (4.85m x 3.51m)

Kitchen: 11'4 x 9'0 (3.46m x 2.75m)

Dining Area: 10'7 x 8'4 (3.23m x 2.54m)

Conservatory: 13'2 x 11'3 (4.02m x 3.43m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 10'9 (4.09m x 3.28m)

En-Suite Shower Room

Bedroom 2: 11'3 x 10'3 (3.43m x 3.13m)

Bedroom 3: 8'6 x 7'3 (2.59m x 2.21m)

Bathroom

### OUTSIDE

Front Garden

Off Road Parking

Garage

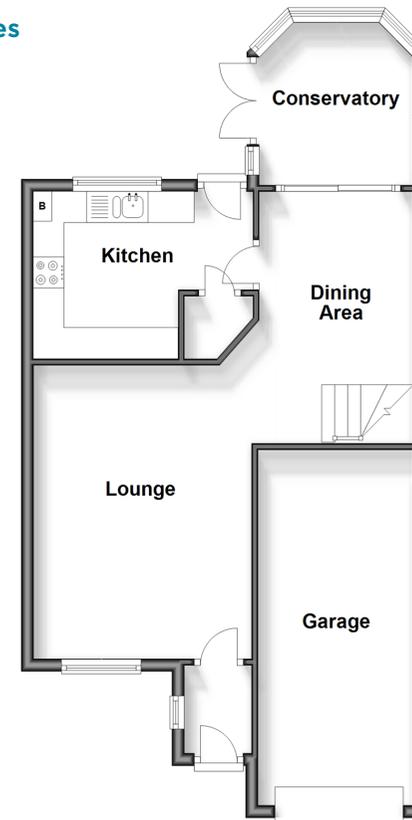
Rear Garden

**Call Sittingbourne - 01795 427272 ■ wardsof Kent.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.

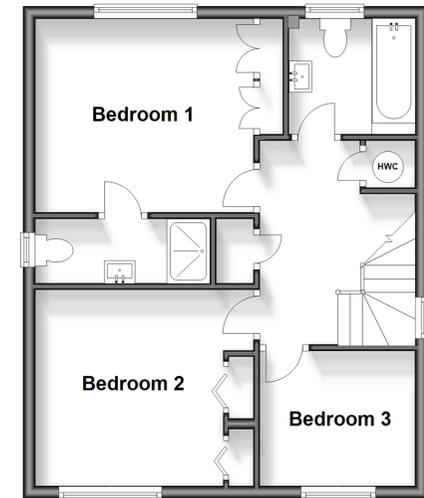
### Ground Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



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