



**Guide Price**  
**£750,000**

**Freehold**

5x  3x  2x 

**Park Drive,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

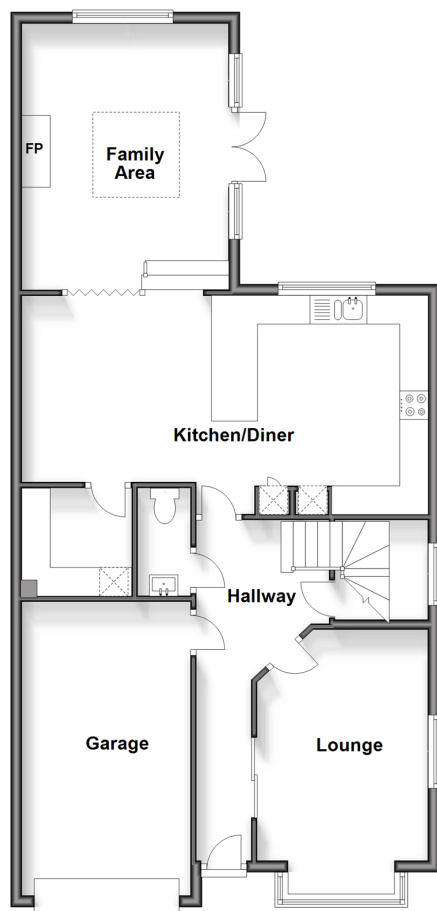
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



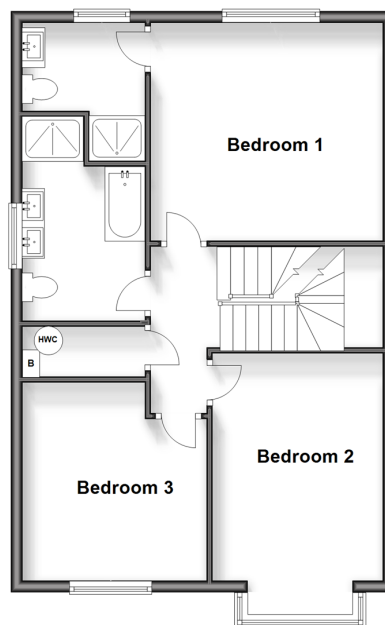
### Split Level Ground Floor

Approx. 89.9 sq. metres (968.2 sq. feet)



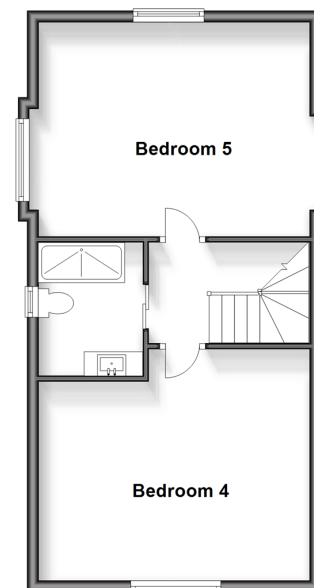
### First Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



### Second Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall  
 Lounge: 15'2 x 10'3 (4.63m x 3.13m)  
 Kitchen/Diner: 23'4 x 11'2 (7.12m x 3.41m)  
 Utility Area: 6'3 x 6'2 (1.91m x 1.88m)  
 Cloakroom  
 Family Area: 16'5 x 12'0 (5.01m x 3.66m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'2 x 12'5 (4.02m x 3.79m)  
 En-Suite Shower Room  
 Bedroom 2: 11'3 x 10'7 (3.43m x 3.23m)  
 Bedroom 3: 15'9 x 9'7 (4.80m x 2.92m)  
 Bathroom

### SECOND FLOOR

Landing  
 Bedroom 4: 15'5 x 13'2 (4.70m x 4.02m)  
 Bedroom 5: 15'6 x 12'5 (4.73m x 3.79m)  
 Shower Room

### OUTSIDE

Front & Rear Gardens  
 Garage  
 Off Road Parking



## Main features

- Modern décor throughout
- Beautifully presented and extended
- Stunning large garden backing onto King Edwards VIII playing field with private tennis court
- Spacious throughout with room to entertain family and friends
- Set in a highly sought after area of South Sittingbourne



### Nearest Schools

Primary Schools: Minterne Community Junior School 0.4 miles, St Peter's Catholic Primary 0.6 miles, Tunstall C of E (Aided) Primary 0.8 miles

Secondary Schools: Fulston Manor School 0.9 miles,



### Transport Information

Train Stations: Sittingbourne 1.4 miles, Kemsley 3.1 miles, Newington 3.8 miles



### Address

Park Drive, Sittingbourne, Kent, ME10



### 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)



■ 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.

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