



OVER 60?

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

Price

£400,000

Freehold

3x  1x  1x 

**Hamilton Crescent,
Sittingbourne, Kent,
ME10**

Wards
Helping you move forwards



Main features

- Beautifully presented with neutral decor throughout
- Garage and off road parking to side
- Stunning large garden, perfect for summer barbecues
- Vastly extended with home office
- Set in a highly sought after area of south Sittingbourne, close to local schools, shops and train station

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 16'1" x 10'4" (4.91m x 3.15m)
Dining Area: 10'5" x 8'7" (3.18m x 2.62m)
Sitting Area: 9'1" x 9'1" (2.77m x 2.77m)
Kitchen: 12'2" x 8'1" (3.71m x 2.47m)
Breakfast Area: 9'1" x 8'5" (2.77m x 2.57m)
Study: 11'7" x 6'9" (3.53m x 2.06m)

FIRST FLOOR

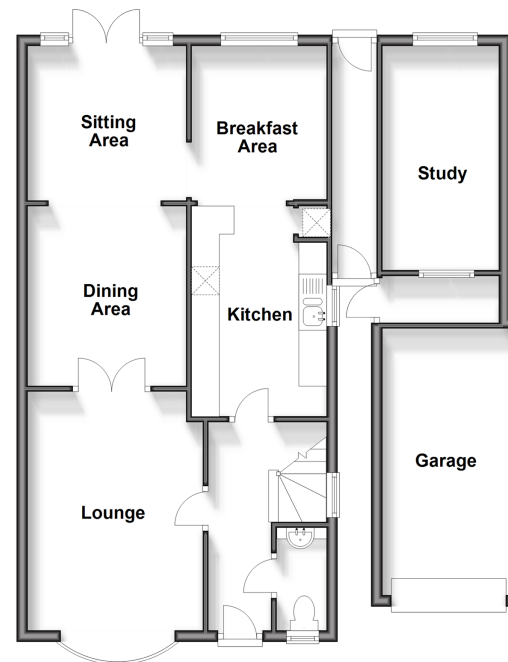
Landing
Bedroom 1: 12'2" x 11'2" (3.71m x 3.41m)
Bedroom 2: 12'2" x 11'2" (3.71m x 3.41m)
Bathroom
Bedroom 3/Shower Room: 9'9" x 7'4" (2.97m x 2.24m)

OUTSIDE

Front Garden
Garage
Off Road Parking
Rear Garden

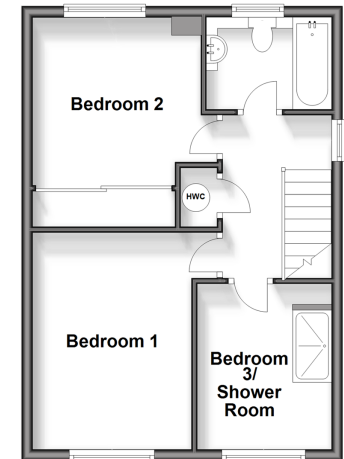
Ground Floor

Approx. 82.1 sq. metres (883.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Call Sittingbourne - 01795 427272 ■ 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.



11738267/20240316/MB/TB