



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Hamilton Crescent,  
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
- 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

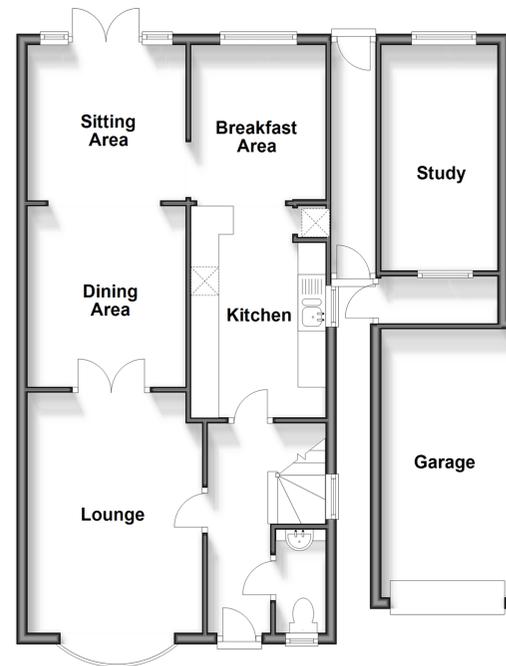
Landing  
 Bedroom 1: 12'2 x 11'2 (3.71m x 3.41m)  
 Bedroom 2: 12'2 x 11'2 (3.71m x 3.41m)  
 Bathroom  
 Bedroom 3/Shower Room: 9'9 x 7'4 (2.97m x 2.24m)

### OUTSIDE

Front Garden  
 Garage  
 Off Road Parking  
 Rear Garden

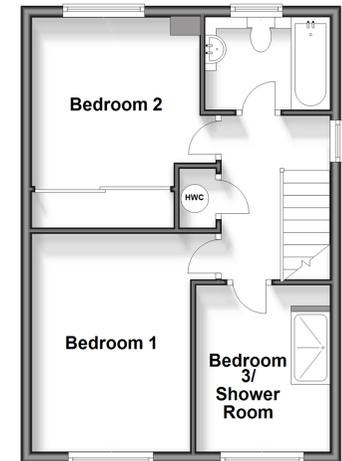
### Ground Floor

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



### First Floor

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



Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.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