



**Price**  
**£330,000**

**Freehold**

3x  2x  2x 

**Fairleas, Sittingbourne,  
Kent, ME10**

*Wards*  
Helping you move forwards





## Main features

- Stunning views to the rear
- Useful loft space
- All bedrooms are double in size
- Lots of room to entertain with friends and family
- Extended rear, offering extra kitchen and dining space

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge: 20'7 x 11'9 (6.28m x 3.58m)  
Dining Area: 11'2 x 8'9 (3.41m x 2.67m)  
Kitchen/Breakfast Area: 21'6 x 8'4 (6.56m x 2.54m)

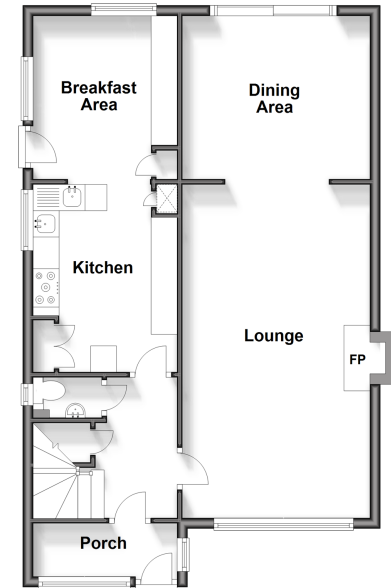
### FIRST FLOOR

Landing  
Bedroom 1: 17'9 x 9'5 (5.41m x 2.87m)  
En-Suite Bathroom  
Bedroom 2: 11'9 x 11'0 (3.58m x 3.36m)  
Bedroom 3  
Bathroom

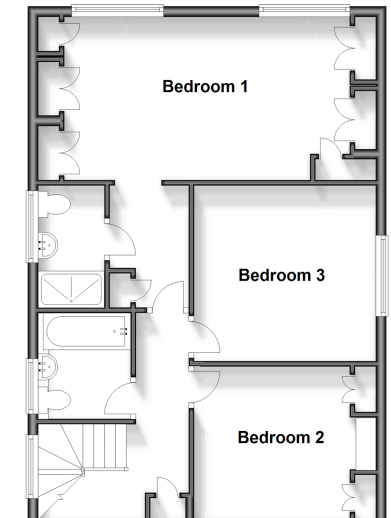
### OUTSIDE

Front Garden  
Rear Garden  
Garage

**Ground Floor**  
Approx. 65.2 sq. metres (701.5 sq. feet)



**First Floor**  
Approx. 62.1 sq. metres (668.3 sq. feet)



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



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