George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY

54 Northwood Drive, Sittingbourne, ME10 4QS

Asking Price £350,000

This attractive semi detached house presents a fantastic opportunity for families and buyers seeking a home in a highly sought after location within easy walking distance of several well regarded schools. The property features two spacious reception rooms and fitted kitchen with access to the side of the property. Upstairs you will find three well proportioned bedrooms and a family bathroom.

The house benefits from off street parking at the front with additional parking and garage/shed to the rear. The mature well maintained gardens add to the property's appeal, offering a pleasant westerly outlook and a sense of privacy.

The property, which is sold with no chain, offers excellent potential for extension and modernisation (subject to relevant planning permissions), allowing new owners to create their perfect home.

With its combination of generous proportions and scope for further enhancement, this property represents a rare chance to secure a home in a prime residential area. Whether you are looking to move straight in and enjoy the existing accommodation or embark on a project to extend and update, this house provides a solid foundation for a variety of lifestyles. The surrounding area is renowned for its community feel, excellent schooling options, and easy access to local amenities, making it a popular choice for families and professionals.

Viewing is highly recommended to appreciate the full potential and superb location of this inviting semi detached home.

ACCOMMODATION

Ground Floor

Entrance Porch
Double glazed sliding door, coir mat, wooden door to:

Entrance Hall
Fitted carpet, stairs to first floor with understairs storage cupboard containing gas and electricity meters and consumer unit, radiator.

Living Room 11'6" x 11'5" (3.51 x 3.48)
Fitted carpet, double glazed window, radiator.

Dining Room 10'2" x 12'4" (3.12 x 3.77)
Fitted carpet, double glazed window, radiator.

Kitchen 8'1" x 9'6" (2.48 x 2.91)
Wood effect tiled flooring, range of matching white wall and base units with wood effect worksurfaces and white tiled splashback. Fitted stainless steel electric oven with stainless steel gas hob and concealed extractor hood above. Stainless steel sink and drainer, recess for washing maching, space for fridge freezer. Corner pantry cupboard, storage cupboard. Double glazed window, double glazed door.

First Floor

Landing
Fitted carpet, double glazed window, loft hatch with ladder to fully boarded loft with skylight. Doors to:

Bedroom One 11'2" x 13'0" (3.42 x 3.98)
Fitted carpet, double fitted wardrobe, double glazed window, radiator.

Bedroom Two 9'7" x 11'11" (2.94 x 3.65)
Fitted carpet, double fitted wardrobe, double glazed window, radiator.

Bedroom Three 8'9" x 8'5" (2.67 x 2.58)
Fitted carpet, double glazed window, radiator.

Family Bathroom
Laminate tiled flooring, matching white bathroom suite comprising of bath with fully white tiled wall surround and electric shower. Pedestal wash hand basin, WC. Fitted cupboard, double glazed window, radiator, extractor fan.

OUTSIDE
The property has beautiful well maintained west facing gardens to the front and rear, all mainly laid to lawn with well established trees and shrubs. To the side of the property is a driveway with gate leading through to the rear garden providing additional parking and garage/shed.

GENERAL INFORMATION
Guide Price of £350,000.00

Viewings strictly by appointment with the agent

Verified Material Information

Tenure: Freehold

Council tax band: D

EPC rating: D

The building
Semi-detached house, standard construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (K183499):
- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a document from 1963. These are common and usually prevent activities that might negatively affect the neighbourhood.
- There is a personal covenant (a legal promise) made by a previous owner. These are typically specific to the person who made them but are recorded on the title for reference.
No environmental risks recorded

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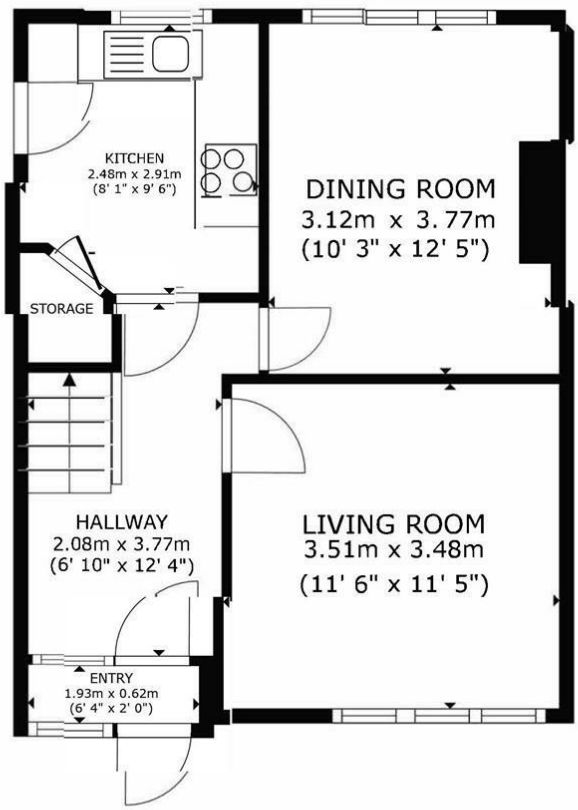
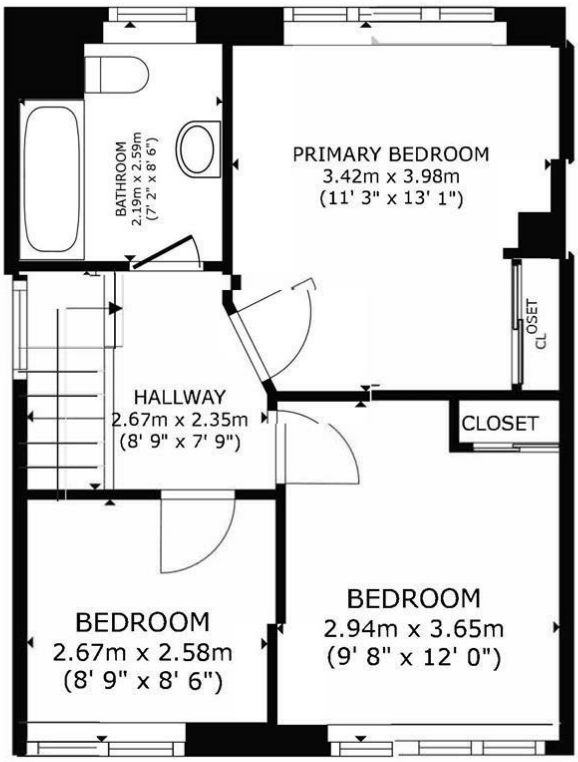
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 42.2 m² (454 sq.ft.) FLOOR 2 44.1 m² (475 sq.ft.)
TOTAL : 86.2 m² (928 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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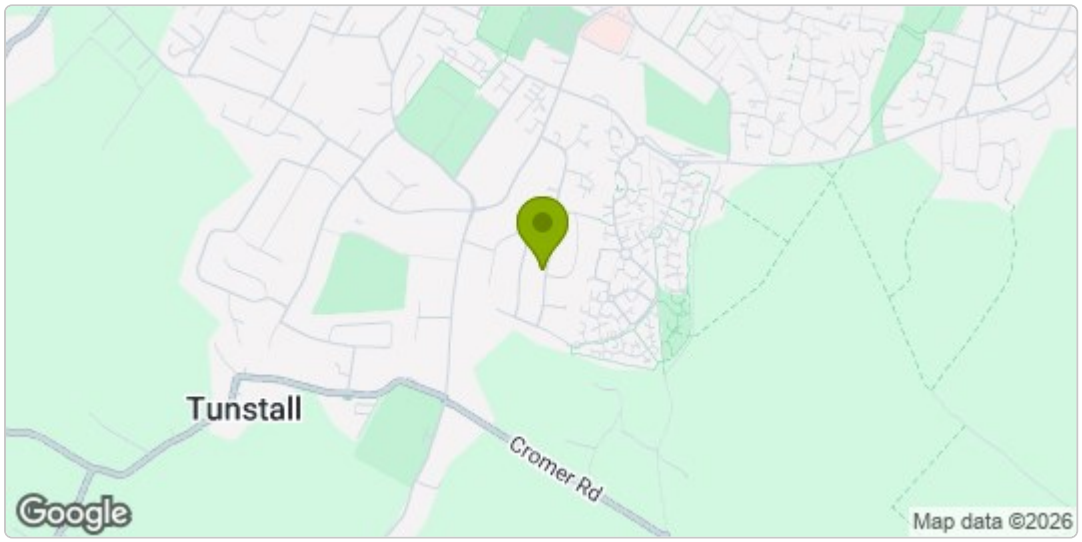
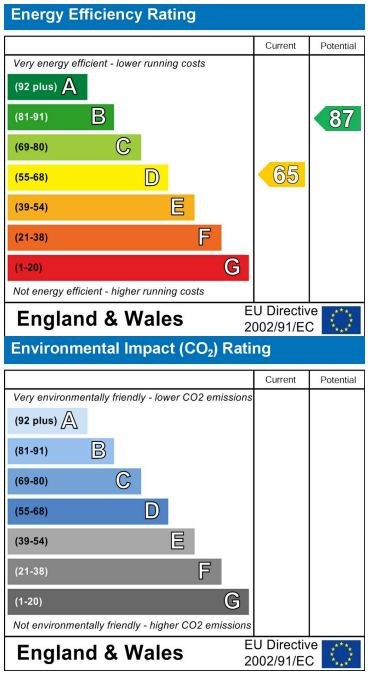
Area Map



Energy Efficiency Graph



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Residential, Commercial and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

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