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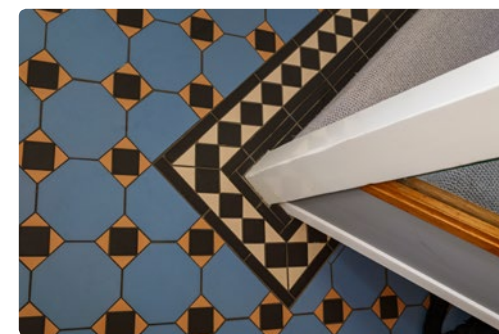
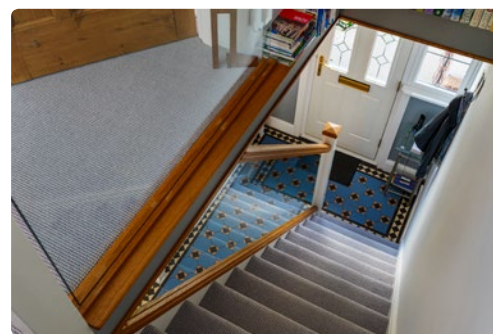


52, Park Avenue, Sittingbourne, ME10 1QY

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## 52, Park Avenue, Sittingbourne, ME10 1QY

- Splendid 1930's Semi Detached Residence
- Period Features & Elegantly Enhanced
- Four Bedrooms & Two Bathrooms
- Open Plan Living Room With Wood Burner
- Kitchen Breakfast Room With Rangemaster Stove
- Ground Floor Guest Bedroom & Shower Room
- Landscaped 80 Ft South Facing Rear Garden
- Long Driveway & Single Garage

### SITUATION:

The property is situated on a prestigious, tree-lined road in Sittingbourne, moments from King George V Park and enjoying a highly desirable and peaceful setting. Sittingbourne provides a good range of shopping, leisure, and recreational amenities, including a swimming pool and several nearby golf courses. The town benefits from a mainline railway station offering regular services to London Victoria in approximately one hour. There is also an excellent selection of primary and secondary schools, including the highly regarded Borden and Highstead Grammar School.

Nearby Faversham offers a broader array of facilities, with a mix of specialist independent shops, national retailers, and a vibrant market held in the town square three times a week. The town is well known for its strong educational provision, including the renowned Queen Elizabeth's Grammar School.

The historic City of Canterbury lies approximately 17 miles from the property and provides an extensive range of amenities, including excellent shopping and leisure facilities, a wide choice of primary and secondary schools, three universities, two hospitals, and two mainline railway stations. Canterbury is also celebrated for its diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is located approximately five miles north of Canterbury and is famed for its seafood and annual Oyster Festival, held at the vibrant harbour and picturesque quayside. The town boasts a variety of independent boutiques alongside high street names, good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. Whitstable also benefits from its own mainline railway station with high-speed services to London St Pancras, regular bus services, and convenient road links to London and the coast via the A290 and M2.



#### DESCRIPTION:

A splendid 1930s four-bedroom semi-detached residence, ideally positioned on the highly desirable, tree-lined Park Avenue and enjoying a beautiful setting with a long driveway and an impressive 80ft south-facing rear garden.

Offering in excess of 1,100 sq ft of beautifully appointed accommodation, the property has been thoughtfully extended over the years to provide exceptionally versatile living space. The current owners have further enhanced the home with fine décor and elegant interior design throughout.

The exterior is quintessentially 1930s, with the front door set beneath an open arched porch, a bay window framed by exposed brickwork, and pale render to the upper façade. The house is set back from the road behind a manicured front garden, with a long driveway leading to a single garage.

The entrance hall, featuring decorative period-style tiles, leads through to the kitchen/breakfast room which links directly to the garden via the patio door. This space is fitted with an extensive range of wall and floor units finished with quartz worktops and elegant curved cabinetry. A Rangemaster stove sits snugly beneath an extractor hood, and the kitchen flows seamlessly into a utility area, which in turn leads to an additional reception room or home office. This area is further complemented by a shower room and separate access, making it ideal for use as a guest bedroom if required.

The open-plan living room features Karndean flooring and offers clearly defined areas for relaxation and dining. A wood-burning stove with an intricate mantel forms a charming focal point, while the dining area benefits from access to the garden and a hatch linking to the kitchen, which could easily be opened fully to create a kitchen-diner, subject to individual preferences.

To the first floor is a central landing with original 1930s wooden doors leading to three generously proportioned bedrooms and a well-appointed family bathroom comprising a double shower, roll-top bath, WC, and wash basin.

#### OUTSIDE:

The 80ft south-facing rear garden is utterly charming and a true credit to the current owners. Beautifully manicured, it offers colourful borders, established shrubs, and a pathway running alongside the lawn, leading to a wildlife pond, seating area, and garden shed.

To the front, the attractive garden adds further kerb appeal, while the driveway provides parking for up to three vehicles and leads to the garage.

















TOTAL FLOOR AREA: 1384 sq. ft (128 sq. m)  
HOUSE: 1138 sq. ft (105 sq. m)  
GARAGE: 246 sq. ft (22 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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