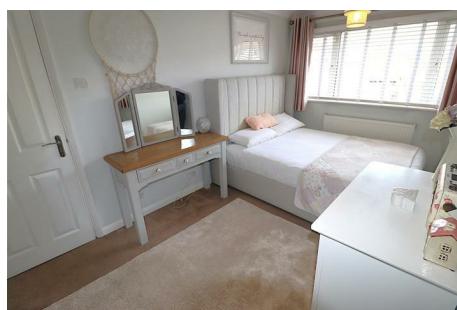




POLLARD
ESTATES



70 The Willows

Sittingbourne, ME9 7LS

PRICE GUIDE £310,000 to £325,000. Beautifully presented throughout, this immaculate three bed end of terrace home sits within the quiet cul de sac of The Willow in Newington. Offering a private driveway and garage en bloc, the property combines modern comfort with excellent practicality. The ground floor features wooden flooring and a bright and airy lounge leading to a stunning kitchen/diner, with direct access to a low maintenance and secluded rear garden. Upstairs are two generous double bedrooms, a well proportioned single, and a stylish family bathroom. Located within easy reach of Newington station, well regarded schools and village amenities. This fine home provides an ideal setting for families and commuters seeking quality, convenience, and a move in ready finish.

Guide price £310,000

70 The Willows

Sittingbourne, ME9 7LS



- End Of Terrace
- Garage En Bloc
- Village Location
- 3 Bed House
- Beautifully Presented
- Council Tax Band C

- Drive Way
- Close to Station
- EPC Awaiting

Door To

Porch

6'1 x 5'1 (1.85m x 1.55m)

Lounge

14'8 x 14'3 (4.47m x 4.34m)

Kitchen/Dine

14'5 x 9'9 (4.39m x 2.97m)

Stairs Up from Lounge

Landing

Bedroom 1

15'7 x 8'5 max (4.75m x 2.57m max)

Bedroom 2

9'2 x 8'2 (2.79m x 2.49m)

Bedroom 3

7'2 x 6'0 (2.18m x 1.83m)

Bathroom

6'1 x 5'9 (1.85m x 1.75m)

Garden

27 x 21 apx (8.23m x 6.40m apx)

Driveway

Garage En Bloc

15'5 x 8'2 (4.70m x 2.49m)

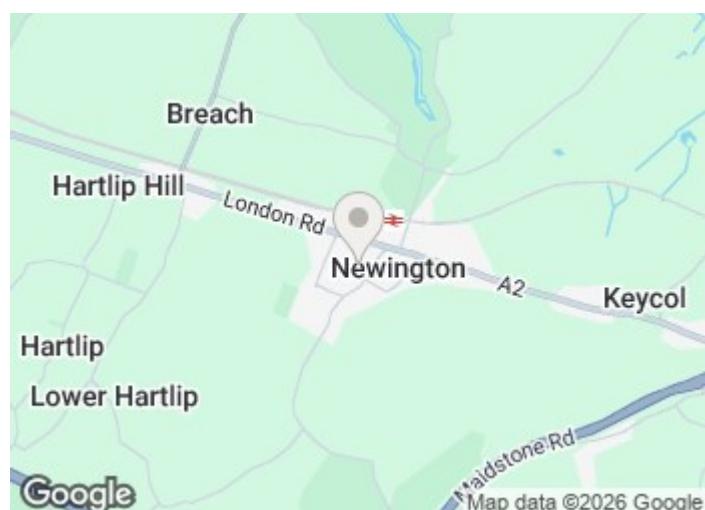
Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon

as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Directions

Station Rd, Rainham Head southwest on Station Rd/B2004 toward Rainham Shopping Centre Turn left onto High St/A2 Continue to follow A2 Turn right onto Playstool Rd At the roundabout, take the 1st exit and stay on Playstool Rd Turn left onto Bull Ln Turn left onto The Willows Destination will be on the left The Willows, Newington



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Awaiting

Floorplan

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(78-80)	C		
(75-84)	D		
(71-74)	E		
(71-74)	F		
(1-70)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(78-80)	C		
(75-84)	D		
(71-74)	E		
(71-74)	F		
(1-70)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	