



25 Henge Road, Iwade, Sittingbourne, ME9 8XQ.

Asking price £399,950

Jack Charles
Estate Agents

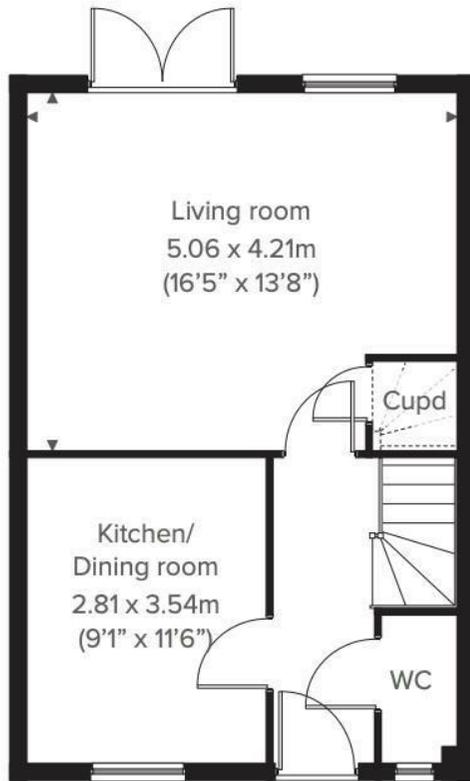
Sales & Lettings

- Three Story Town House
- Family Bathroom
- Undercroft Parking

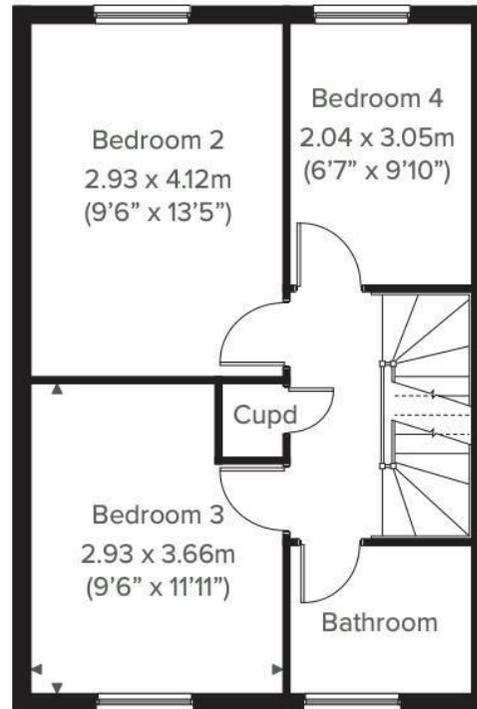
- Four Bedrooms
- Kitchen / Dining Room
- EV Charger

- Ensuite
- Lounge
- Viewings Recommended

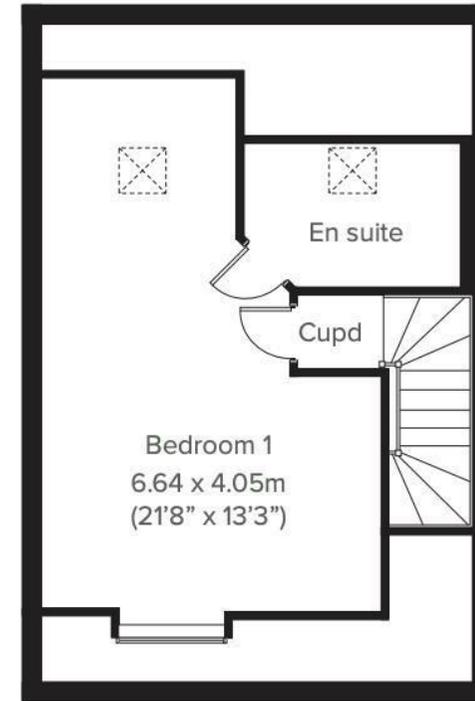
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Max. est.
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		91	91
		EU Directive 2002/91/EC	

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 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this modern and beautifully presented three storey four bedroom family home, situated within the popular village of Iwade. Overlooking a super communal grounds.

This is modern three storey living at its best, this impressive home is ideally suited for family life, offering well balanced and thoughtfully arranged accommodation throughout.

Upon entering the property, you are welcomed into a bright entrance hall with access to a handy under stairs storage cupboard and a ground floor WC. The light filled living room is a standout feature, enjoying French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen dining room is equally impressive, fitted with a range of modern units and providing ample space for both everyday living and entertaining.

To the first floor there are three well proportioned bedrooms alongside the main family bathroom and occupying the entire top floor is an impressive principal bedroom suite, complete with en suite facilities, offering a private and peaceful retreat away from the rest of the home.

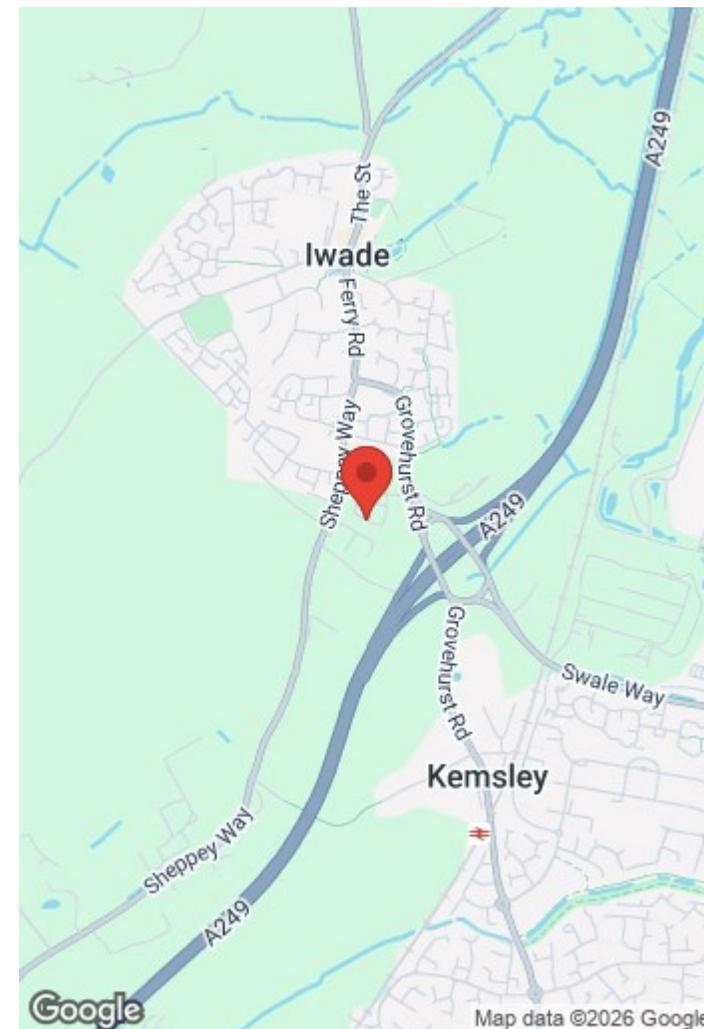
Externally, the rear garden is mainly laid to lawn with a patio area. The property also benefits from undercroft parking, providing sheltered and convenient off road parking, with an EV charger.

This property would make an excellent purchase for families or those looking to upsize within a desirable village setting.

Viewing is highly recommended to fully appreciate all that this home has to offer.

Location

Iwade is a highly regarded village offering a range of local amenities including a primary school, village shop, public house and healthcare facilities. The area is well positioned for access to Sittingbourne town centre and mainline railway station, providing links into London.





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