



# Wises Lane

Borden | Sittingbourne | ME9 8LR









# Wises Lane

Borden, Sittingbourne, ME9 8LR

£550,000

Freehold

Rarely do opportunities like this come around - a stunning three-bedroom detached bungalow nestled in a village setting, complete with enchanting gardens, a garage, and driveway parking secured by electric gates.

Presenting this exceptional detached bungalow. Step into the welcoming entrance porch leading to a recently fitted kitchen, a spacious lounge, a modern shower room, two generously sized bedrooms, and an additional versatile room that could serve as a bedroom or dining area. Outside, the property offers parking space for three cars behind secure electric gates, a garage with an electric 'up and over' door, and picturesque gardens.

Located in the highly sought-after village of Borden, just 2 miles south of Sittingbourne, residents enjoy convenient access to shops and amenities. Sittingbourne also offers a mainline railway station with regular High-Speed connections to London. For broader shopping experiences, Maidstone, Canterbury, and Bluewater are all within a half-hour drive.





## Benefitting from:

- Stunning garden
- Garage
- Electric gates
- Sought after location
- Modern shower room
- Three bedrooms
- Council Tax: F
- EPC Rating: D

## Accommodation

### Porch

**Kitchen** 4.3m x 2.7m (14'1" x 8'10")

**Lounge** 5.74m x 4.25m (18'10" x 13'11")

**Bedroom** 3.60m x 2.72m (11'10" x 8'11")

**Shower Room** 2.77m x 1.79m (9'1" x 5'10")

**Bedroom** 3.63m x 3.60m (11'11" x 11'10")

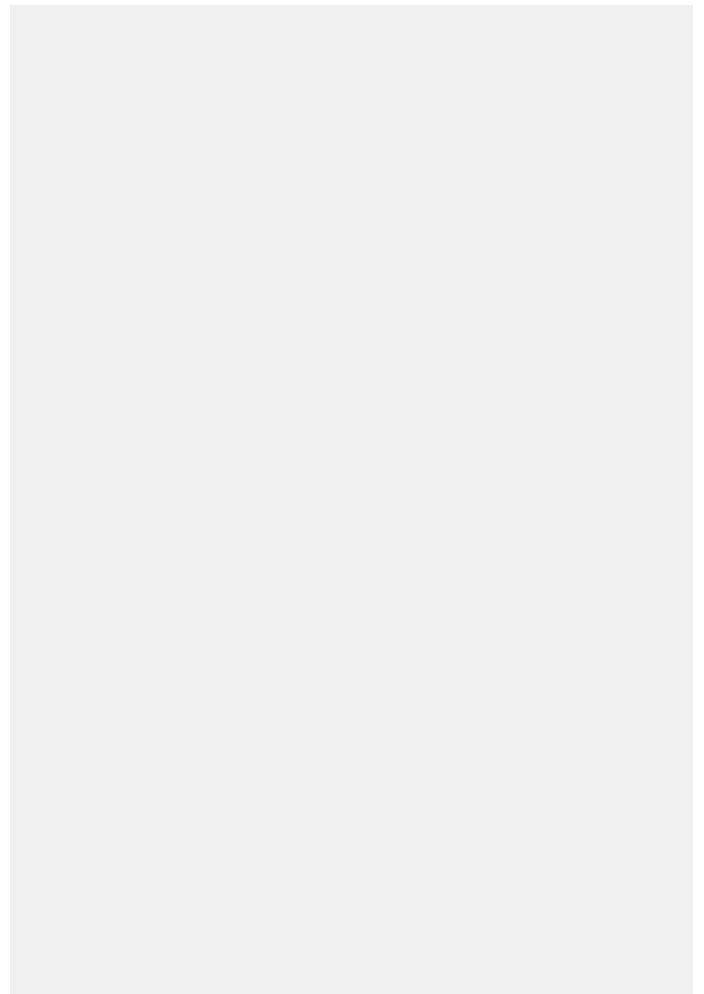
**Bedroom** 3.03m x 2.73m (9'11" x 8'11")

Council Tax - F

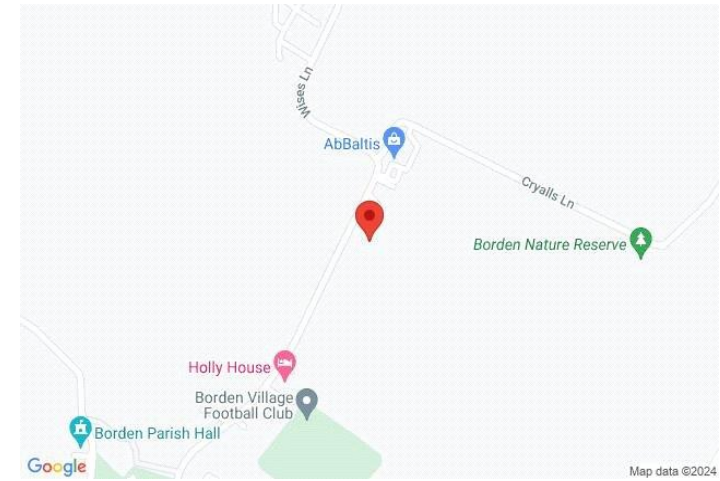
EPC Rating - D











## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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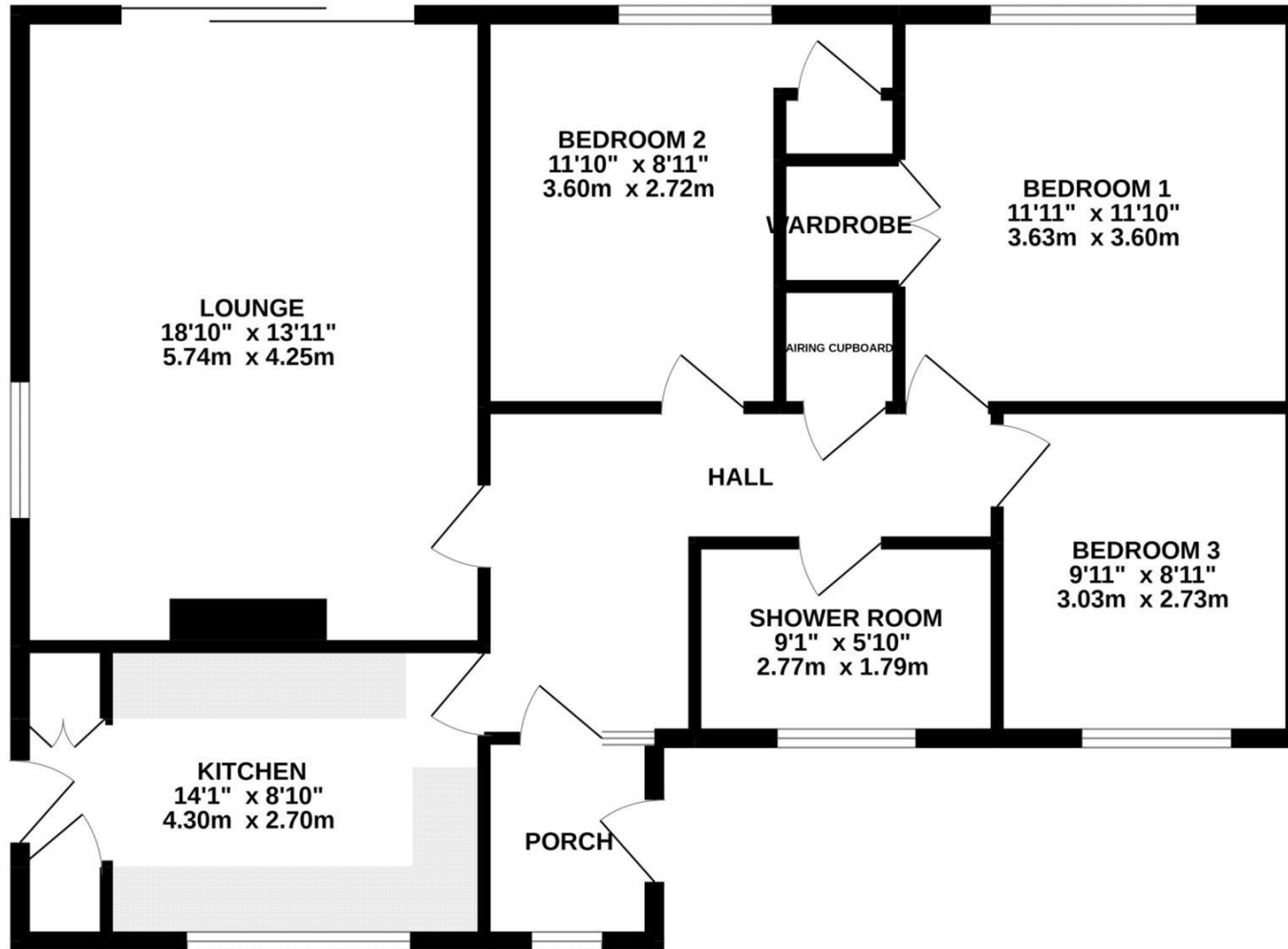
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**GROUND FLOOR**  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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