

Merton Drive

Newington | ME9 7FT



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Guide Price £325,000 - £350,000
Freehold

This three-bedroom semi-detached home in Newington offers modern family living, excellent transport links and the added benefit of NO ONWARD CHAIN.

The property welcomes you with a spacious lounge, while the kitchen to the rear provides direct access to the garden, making it ideal for family life and entertaining. Upstairs are three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also a family bathroom and separate ground-floor WC.

Outside, the driveway and car port provide convenient off-road parking, while the open fields nearby the development offer a wonderful sense of space and the perfect setting for family walks and weekends outdoors.

The location combines a quieter lifestyle with convenience, with local shops and amenities nearby, a train station providing access towards London and the coast, and easy road links towards Rainham, Sittingbourne and the A249.







Benefitting from:

- Well presented throughout
- Close to station and local amenities
- Car port with off street parking for multiple vehicles
- Chain Free
- Downstairs WC
- Three bedrooms
- Council Tax: C
- EPC Rating: B

Accommodation

Entrance Hall

Downstairs WC

Living Room 4.5m x 3.73m (14'9" x 12'3")

Kitchen/Diner 4.67m x 2.69m (15'4" x 8'10")

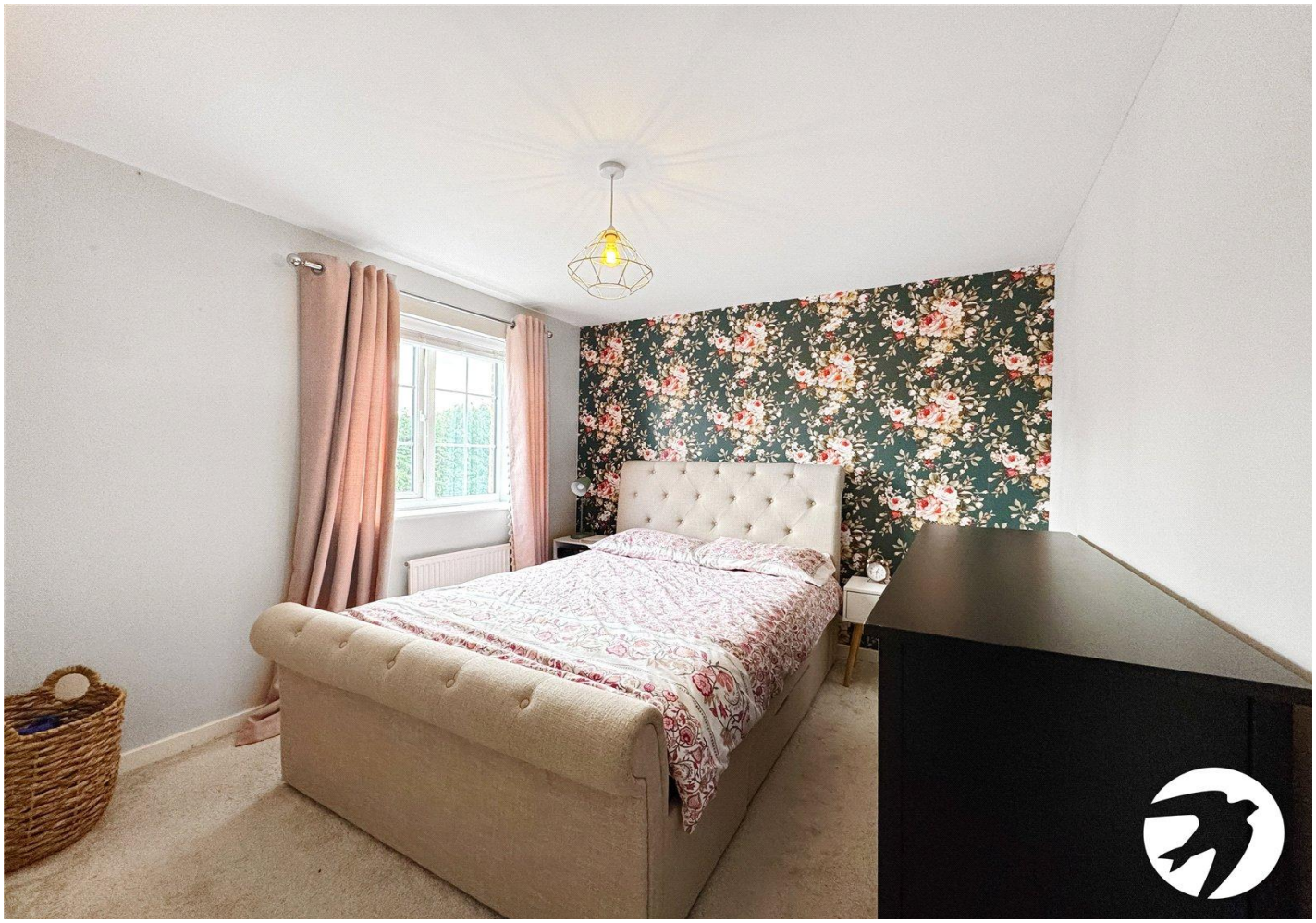
Bedroom One 2.95m x 2.9m (9'8" x 9'6")

Ensuite 1.88m x 1.63m (6'2" x 5'4")

Bathroom 1.83m x 1.78m (6' x 5'10")

Bedroom Two 2.79m x 2.29m (9'2" x 7'6")

Bedroom Three 2.31m x 1.78m (7'7" x 5'10")









Additional Information

Newington is a charming village in Kent, located around 4 miles south of Sittingbourne. Known for its historic character and rural beauty, it offers a peaceful lifestyle with easy access to surrounding areas. The village features a variety of properties, including traditional cottages and modern homes, making it an attractive choice for families and professionals alike.

Surrounded by picturesque countryside, Newington offers ample outdoor activities such as walking and cycling. The village has a primary school, a local shop, a post office, and a pub. For additional amenities, nearby towns like Sittingbourne are easily accessible.

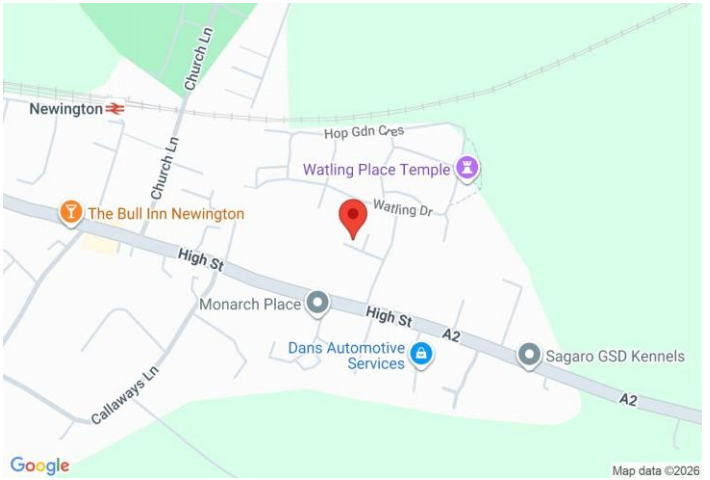
One of Newington's key advantages is its own railway station, which offers direct services to London, making it an ideal spot for commuters. The station provides a convenient link to the city, while the A2 and A249 roads ensure easy access to the M2 and M20 motorways. Newington's combination of rural charm and strong transport connections makes it a desirable place to live.













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.

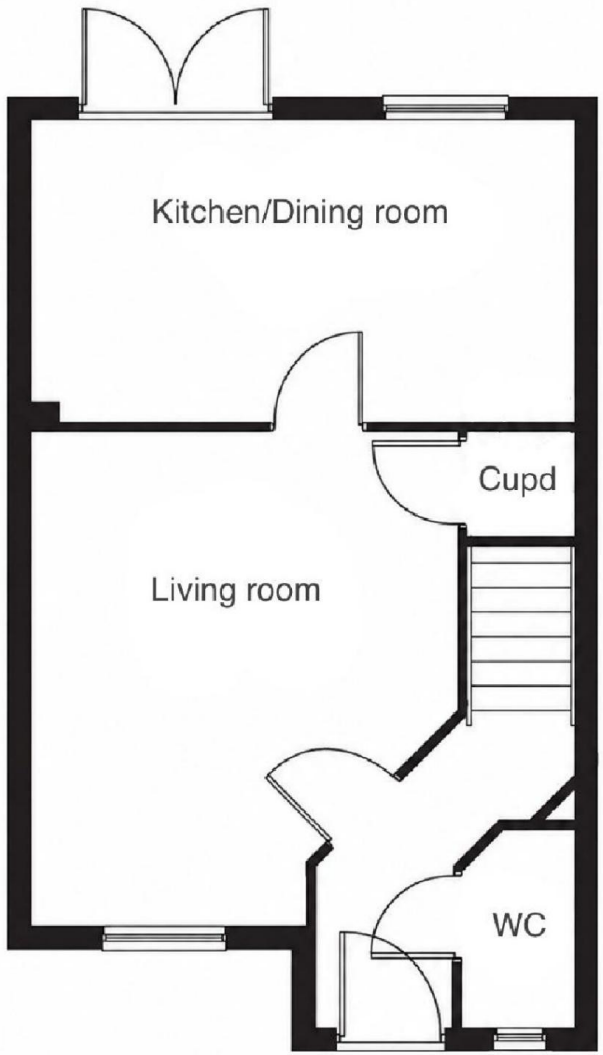
Location

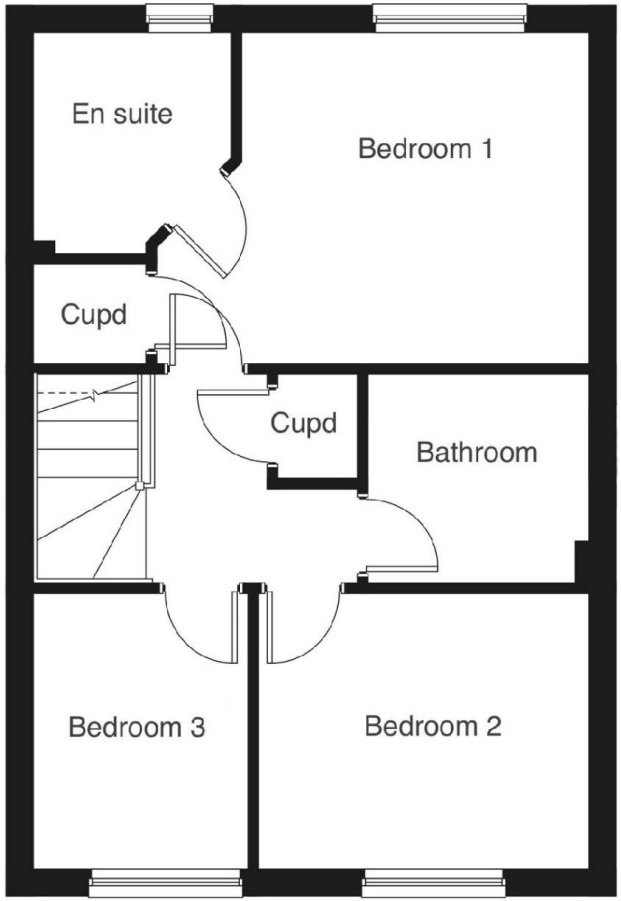


*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

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Kitchen/Dining room
Cupd
Living room
WC


En suite
Bedroom 1
Cupd
Cupd
Bathroom
Bedroom 3
Bedroom 2

