

London Road

ME10 1QB


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Guide Price £280,000 - £320,000
Freehold

This well-presented four-bedroom home on London Road, Sittingbourne offers spacious and versatile accommodation, making it an excellent choice for growing families. Conveniently located for Sittingbourne town centre, the property also benefits from excellent transport connections, with the A249 easily accessible and the mainline railway station within comfortable walking distance, providing journeys to London in approximately an hour.

Outside, the property benefits from a rear garden, providing a pleasant space for relaxing, entertaining and family activities. A particular highlight is the detached outbuilding, which offers excellent versatility and could be utilised as a home office, gym, art studio or hobby room, depending on your requirements.

Inside, the property offers a spacious open-plan living and dining area, creating a welcoming and sociable environment for both everyday family life and entertaining. The space provides plenty of room for comfortable seating and dining, while flowing through to the well-sized kitchen.

Upstairs, the property offers four well-proportioned bedrooms, providing plenty of flexibility for family members, guests or those working from home. The standout bedroom is the loft-converted principal bedroom, which occupies the top floor and benefits from its own en-suite bathroom, creating a private and peaceful retreat.

The property's location is particularly appealing for families, with a selection of well-regarded primary and secondary schools nearby. The combination of generous accommodation, versatile living spaces, excellent transport links and useful outdoor facilities makes this a fantastic long-term family home.







Benefitting from:

- Four-bedroom family home
- Loft-converted principal bedroom with en-suite
- Open-plan living/dining space
- Spacious kitchen with separate utility
- Rear garden with detached outbuilding
- Walking distance to mainline station
- Easy access to A249 and town centre
- Council Tax: C
- EPC Rating: D

Accommodation

Utility Breakfast room 2.77m x 2.46m (9'1" x 8'1")

Kitchen 3.05m x 2.46m (10' x 8'1")

Dining Room 4.3m x 4.1m (14'1" x 13'5")

Living Room 4.6m x 4.1m (15'1" x 13'5")

Bathroom 2.77m x 2.46m (9'1" x 8'1")

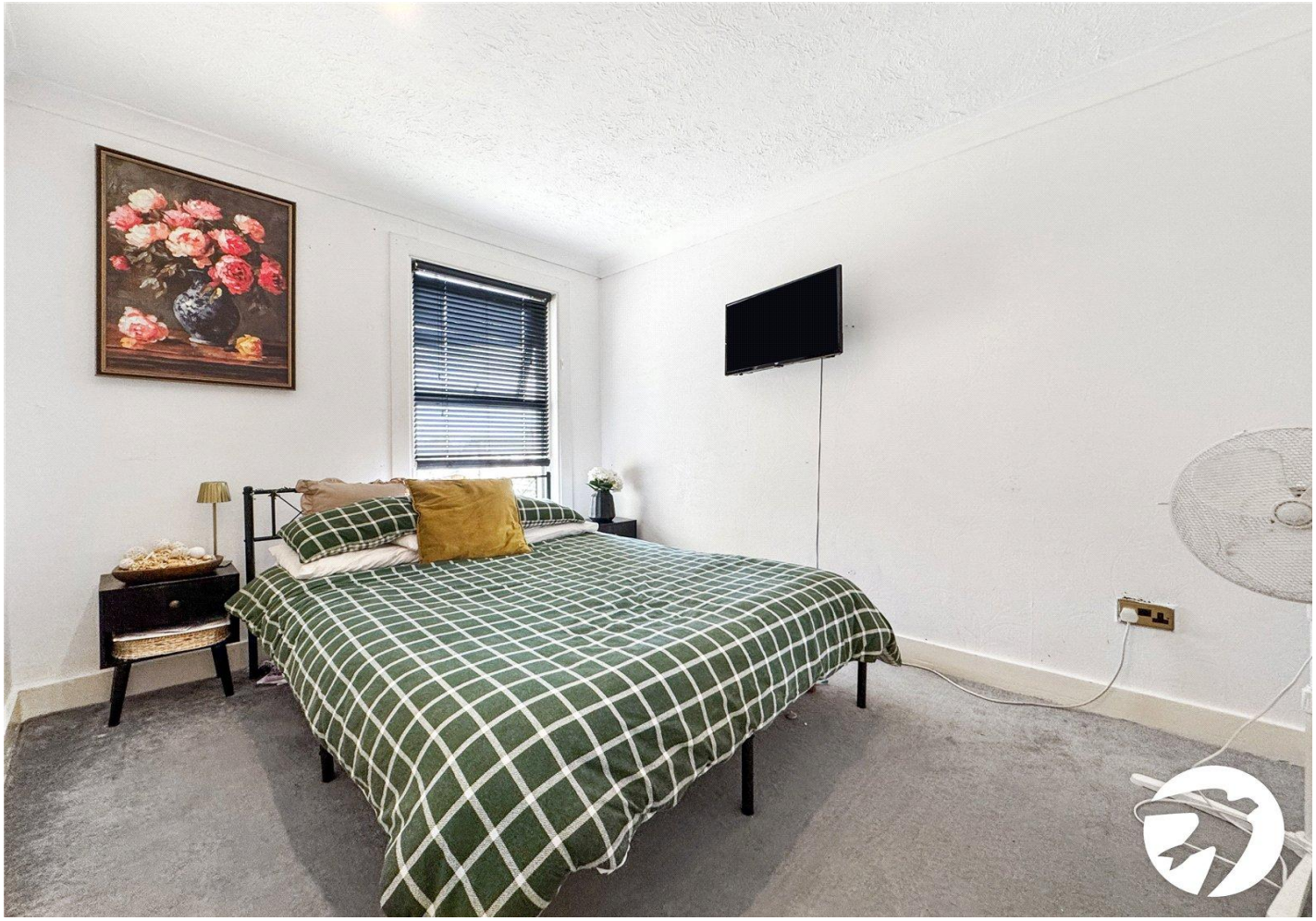
Bedroom Two 3.66m x 2.46m (12' x 8'1")

Bedroom Three 3.38m x 2.16m (11'1" x 7'1")

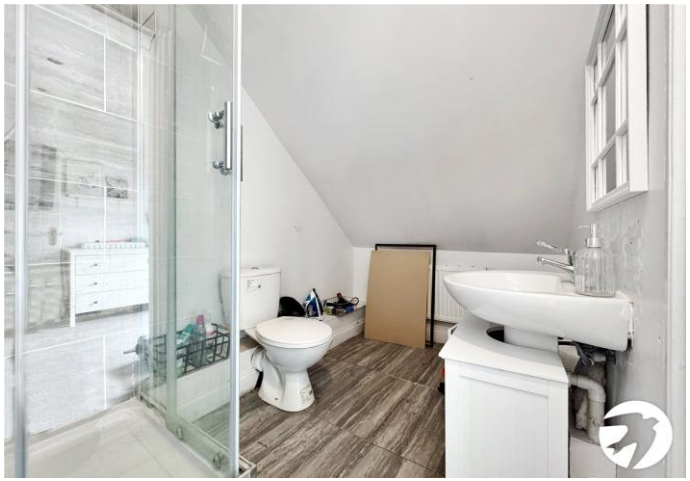
Bedroom Four 3.38m x 2.16m (11'1" x 7'1")

Bedroom One 3.2m x 2.92m (10'6" x 9'7")

En-suite 2.46m x 1.88m (8'1" x 6'2")









Additional Information

Sittingbourne is a bustling town in Kent, located approximately 45 miles from London, offering a blend of modern amenities and historical charm. The town has a rich industrial heritage, with the original brickworks and paper mills still playing a significant role in its history. Today, Sittingbourne is a vibrant community with a mix of traditional and modern housing, attracting families, professionals, and retirees.

Sittingbourne offers excellent local amenities, including a wide range of shops, supermarkets, restaurants, and leisure facilities. The town is home to several good schools and has a strong sense of community.

Transport links are a major draw, with Sittingbourne railway station providing direct trains to London, making commuting easy. The town is also well-connected by road, with the A249 offering access to the M2 and M20 motorways. Surrounded by beautiful countryside, Sittingbourne offers a convenient, family-friendly lifestyle with excellent transport links to both urban and rural areas.













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)




KITCHEN
10'0" x 8'10"
3.04m x 2.70m
HALL
DINING ROOM
14'10" x 13'5"
4.51m x 4.09m
LOUNGE
15'0" x 13'5"
4.56m x 4.09m
BATHROOM
9'10" x 8'10"
2.99m x 2.69m
LANDING
BEDROOM 2
12'0" x 8'10"
3.65m x 2.70m
HALL
BEDROOM 4
11'11" x 7'1"
3.63m x 2.15m
BEDROOM 3
11'11" x 7'10"
3.62m x 2.40m
BEDROOM 1
10'6" x 9'7"
3.20m x 2.93m
9'2" x 8'6"
2.80m x 2.59m


Aa Bb Cc Dd Ee
Ff Gg Hh Ii Jj
Kk Ll Mm Nn Oo
Pp Qq Rr Ss Tt
Uu Vv Ww Xx Yy Zz