



# London Road

Sittingbourne | Kent | ME10 1NR









# London Road

Sittingbourne, Kent, ME10 1NR

£400,000 to £425,000

Freehold

Introducing a spacious four-bedroom detached house located on London Road, Sittingbourne. Situated on a sizable plot, this property offers ample space for various activities and future expansions. With a generous area spanning 1582 square feet, there's plenty of room to accommodate your lifestyle needs.

The interior presents itself as a blank canvas, awaiting your creative vision to transform it into the perfect home. Whether you're inclined towards modern minimalism or traditional charm, the versatility of this space allows for endless possibilities.

Practicality meets convenience with the inclusion of a large garage and driveway, providing ample parking space and additional storage solutions. Say goodbye to the hassle of street parking and enjoy the ease of access to your property.

Furthermore, the absence of a chain adds to the appeal of this residence, streamlining the buying process and ensuring a smoother transition into your new abode.

Don't miss out on this fantastic opportunity to make your mark on London Road. Explore the potential of this property and envision the possibilities it holds for you and your family. This is more than just a house; it's a canvas waiting for you to create your dream home.





## Benefitting from:

- GUIDE PRICE £400,000 to £425,000
- Large plot
- Blank canvas
- Large garage
- Driveway
- 1582 Sqft
- No chain!
- Council Tax: F
- EPC Rating: C

## Accommodation

### Entrance Hall:

**Lounge:** 4.27m x 3.35m (14' x 11')

**Dining Room:** 3.38m x 3.66m (11'1" x 12')

**Reception Room:** 3.05m x 4.27m (10' x 14')

**Kitchen:** 6.1m x 3.05m (20' x 10')

**Bedroom 1:** 4.27m x 2.77m (14' x 9'1")

**Bedroom 2:** 4.27m x 3.66m (14' x 12')

**Bedroom 3:** 3.66m x 4.27m (12' x 14')

**Bedroom 4:** 2.44m x 1.83m (8' x 6')

**Bathroom:** 1.83m x 2.44m (6' x 8')

## Exterior

Garage: (25'0 x 8'1)







## Additional Information

Sittingbourne is a market town in the Swale borough of Kent, Sittingbourne is the largest settlement in the borough and its urban area extends to the villages of Borden and Murston.

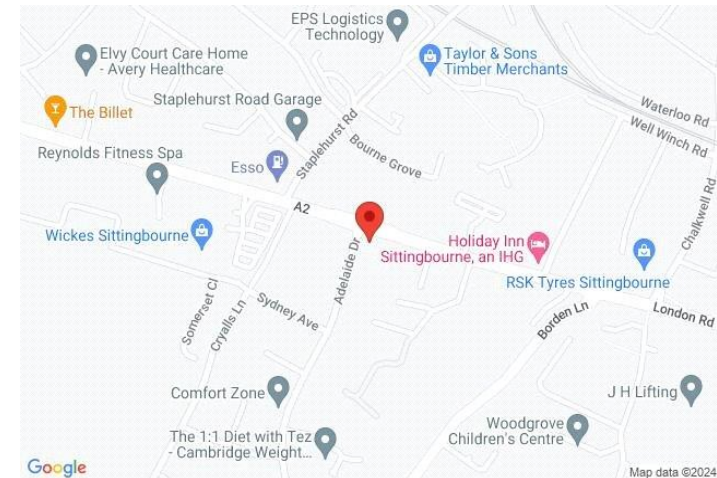
Sittingbourne is well-connected by road and rail. The M2 motorway passes to the north of the town and there are two railway stations, Sittingbourne and Sittingbourne East, which are served by trains to London, Maidstone, and Ashford.

Council Tax - F

EPC Rating - C







## 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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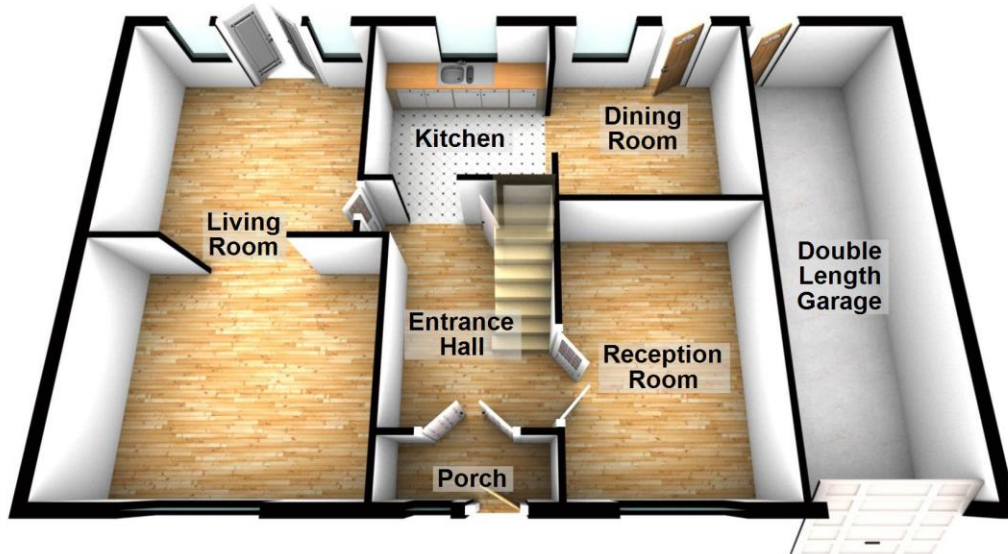
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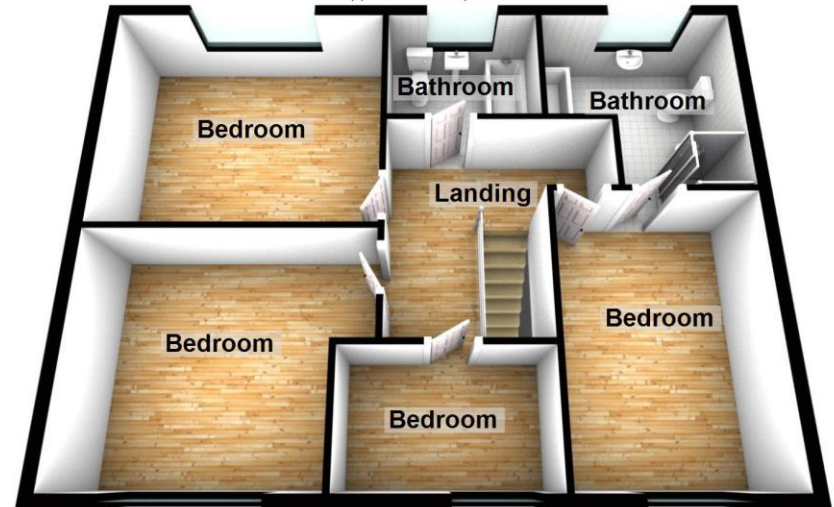
### Ground Floor

Approx. 979.7 sq. feet



### First Floor

Approx. 784.9 sq. feet



Total area: approx. 1764.5 sq. feet

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