



**Connells**

Primrose Avenue  
Sittingbourne





### Property Description

Connells are delighted to bring to market this 3-bedroom mid-terrace family home, situated on the highly desirable and relaxed Eden Village residential estate. Offered to the market with no onward chain complications.

The property is right at the doorstep of the countryside and open green space, making it popular for scenic walks. Furthermore, being within the catchment area of the excellent Fulston Manor Secondary School makes the area much sought-after.

Arrival at the property is via a small front garden with pathway to the front door. This opens into separate entrance hallway with guest cloakroom leading off. Through to the lounge front reception room, this has stairs to the 1st floor and leads through to an open-plan kitchen-diner. The kitchen has modern fully-fitted units, with the dining part offering French patio doors out to the rear garden.

The enclosed rear has both lawned and patio areas, conveniently boasting doorway to the single garage at the foot of the garden. The garage offers ample outdoor storage, also with private residents parking directly in front.

The 1st floor accommodation consists of 2 double bedrooms and a further single, with the master boasting built-in storage and en-suite shower room. Finally, the landing also leads off to the family bathroom and up to the insulated loft space. Early viewing strongly advised.

**Entrance Hallway**

**Guest Cloakroom**

**Front Lounge**

14' x 12' ( 4.27m x 3.66m )

**Kitchen-Diner**

15' 6" x 11' 7" ( 4.72m x 3.53m )

**Landing**

**Master Bedroom**

10' 4" x 9' 7" at min. ( 3.15m x 2.92m at min. )

**En-Suite**

**Bedroom 2**

10' 7" x 8' 1" ( 3.23m x 2.46m )

**Bedroom 3**

6' 11" x 7' ( 2.11m x 2.13m )

**Family Bathroom**

8' x 5' 8" ( 2.44m x 1.73m )

**Front & Rear Gardens**

**Single Garage**

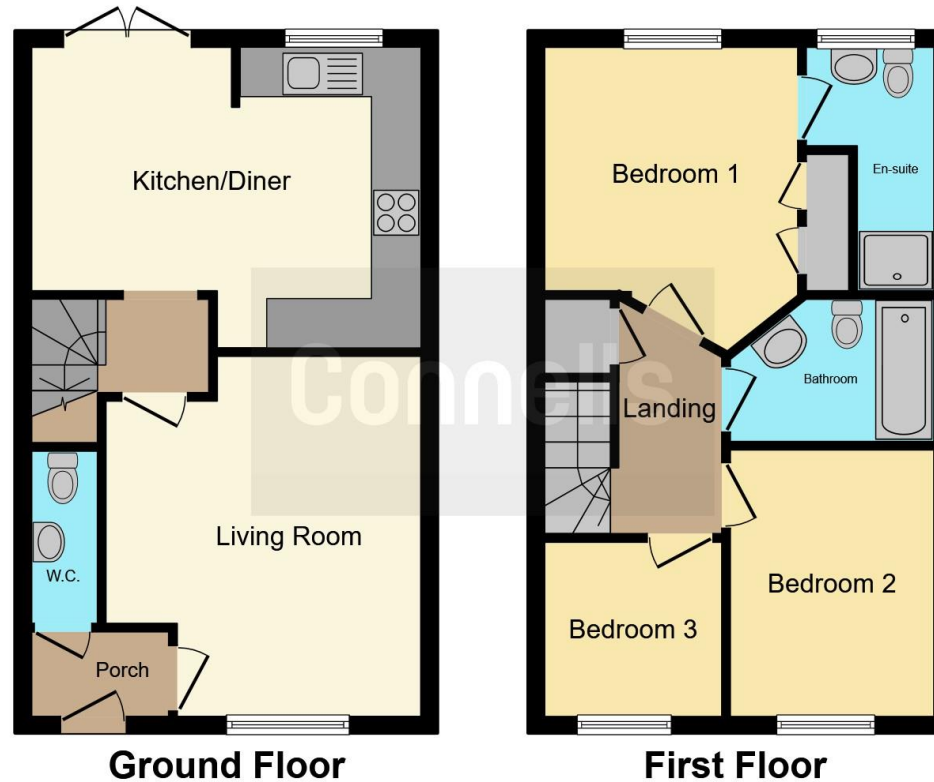
16' 8" x 8' 6" ( 5.08m x 2.59m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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