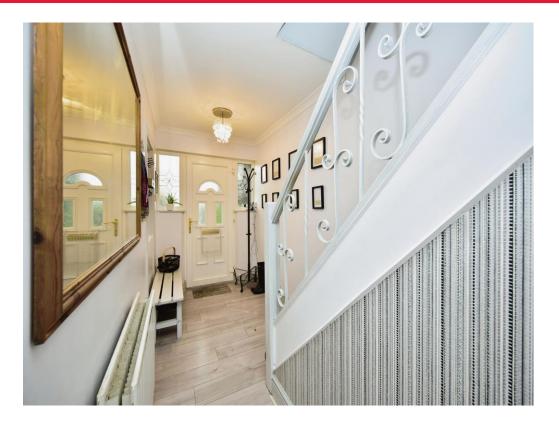


Connells

Grovehurst Road Kemsley Sittingbourne

Grovehurst Road Kemsley Sittingbourne ME10 2TA







Property Description

Connells are delighted to bring to market this charming and spacious 3-bedroom semi-detached family home, situated on a well-connected and highly desirable road in the Kemsley area of Sittingbourne.

This property is ideally positioned for those wanting a relaxed and upmarket setting, retaining a small number of local amenities and ease of access to connecting routes. A moments' drive from the A249 and M2, as well as a short walk to the train station, also boasting a small number of pleasant local amenities such as a post office, doctors' surgery, and newsagents.

The property is well-appointed interwar home, with an extensive driveway to the front and side offering ample off-road parking along with detached tandem garage. A front garden with gated access and pleasant greenery gives the property true curb appeal. Gated side access around to leads to a private rear garden, with mature trees and both lawned and secluded patio areas.

Entry at the front door leads into an inviting hallway, leading off to sizeable 28ft+ loungediner reception room. The theme of open-plan living flows through to a 24ft+ long kitchen area, with modern fixtures and fittings. A light and spacious dining area/snug if to the foot of the ground floor, which overlooks the garden via large sliding patio doors.

The 1st floor accommodation consists of 2 double bedrooms and a further single, as well as a modern family bathroom. Early viewing advised.

Entrance Hallway 15' 8" x 5' 6" (4.78m x 1.68m)

Front Reception Room 28' 10" x 9' 3" (8.79m x 2.82m)

Kitchen Area 10' 6" x 7' 1" (3.20m x 2.16m) Open Plan.

Dining Area13' 9" x 9' 10" (4.19m x 3.00m)
Open Plan.

Master Bedroom 11' 11" x 8' 2" (3.63m x 2.49m)

Bedroom 211' 10" x 9' 7" (3.61m x 2.92m)

Bedroom 3 8' 2" x 7' 4" (2.49m x 2.24m)

Family Bathroom 6' 10" x 4' 11" (2.08m x 1.50m)

Loft Space Insulated & Part-Boarded.

Detached Garage 24' 8" x 9' 3" (7.52m x 2.82m) Oversized Tandem.

Front Garden

2 Car Driveway & Gravel Area.

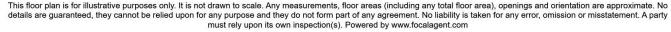
Rear Garden

Lawned & Patio Areas. Gated Side Access.









To view this property please contact Connells on

T 01795 477859 E sittingbourne@connells.co.uk

68 High Street SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/SIT103542





Tenure: Freehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.