



Brintonville Keycol Hill

Sittingbourne, ME9 7LG

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented detached house to the market, in the sought-after Keycol Hill. Built circa 1860, and boasting a good size plot of approximately 0.17 acres, there is good potential to further extend to the rear subject to usual permissions and the new owners' wishes.

The accommodation comprises of entrance porch, lounge/dining room, kitchen/breakfast room, utility room with cloakroom W/C, conservatory and further utility/conservatory area. To the first floor there are three good size bedrooms and family bath/shower room W/C.

The property benefits from double glazing, gas central heating and a garage/workshop to rear.

Keycol Hill is perfect for someone who wants a taste of semi-rural village life with local shops, a pub, and wonderful country walks, but also within easy access to the M2/A249, and a short drive to Rainham and Sittingbourne. Newington has a mainline railway station with direct trains into London Victoria, whilst the M2 motorway is also within easy access.

Properties of this style and potential in this location are rarely available so call now to arrange your appointment to view!

EPC awaited. Council Tax Band E.

Offers In The Region Of £435,000

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- POPULAR RESIDENTIAL LOCATION
- FIRST FLOOR BATHROOM/SHOWER ROOM W/C
- LOUNGE/DINING ROOM
- EPC GRADE D
- LARGE REAR GARDEN (OVERALL PLOT APPROXIMATELY 0.17 ACRES)
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM W/C
- THREE BEDROOMS
- GARAGE/WORKSHOP
- COUNCIL TAX BAND E

Entrance Porch

Entrance Hall

Lounge/Dining Room

21'3" x 10'10" (widening to 14'0") (6.48 x 3.32 (widening to 4.27))

Conservatory

14'2" x 8'4" (4.33 x 2.56)

Kitchen/Breakfast Room

11'9" x 10'2" (3.59 x 3.1)

Utility Room

10'7" x 7'10" (3.23 x 2.41)

Cloakroom W/C

Utility/Out house

9'2" x 8'4" (2.81 x 2.56)

First Floor Landing

Bedroom

12'2" x 10'11" (3.72 x 3.35)

Bedroom

12'0" x 10'10" (3.68 x 3.31)

Bedroom

14'0" x 8'2" (4.27 x 2.51)

Bathroom/Shower Room W/C

10'4" x 8'8" (3.16 x 2.65)

Rear Garden

Overall Plot Approximately 0.17 of an acre.

Garage/workshop

Off Road Parking

for several vehicles.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Directions

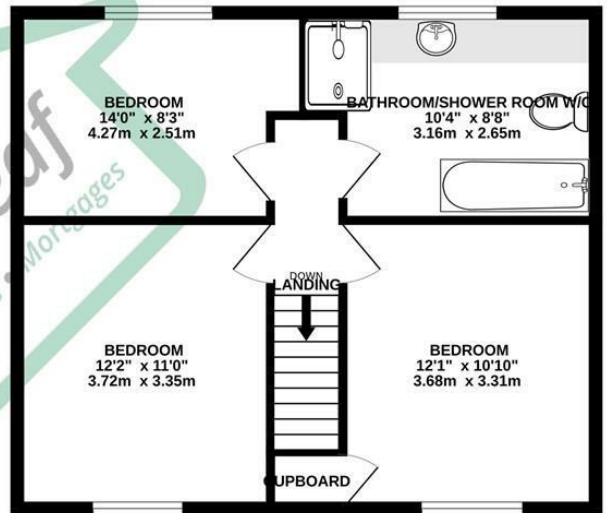
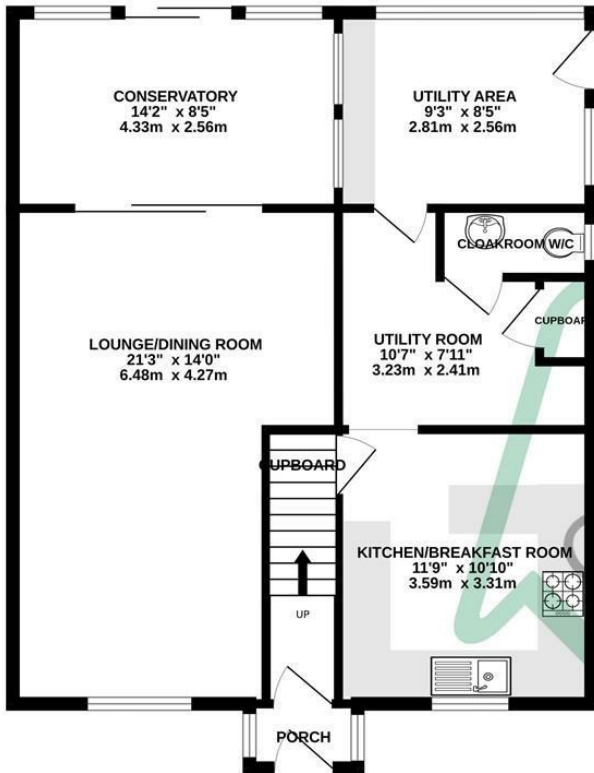
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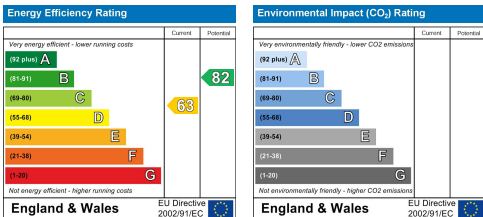
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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