



## 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 Around £400,000**

# Brintonville Keycol Hill

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- NO CHAIN!
- 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**

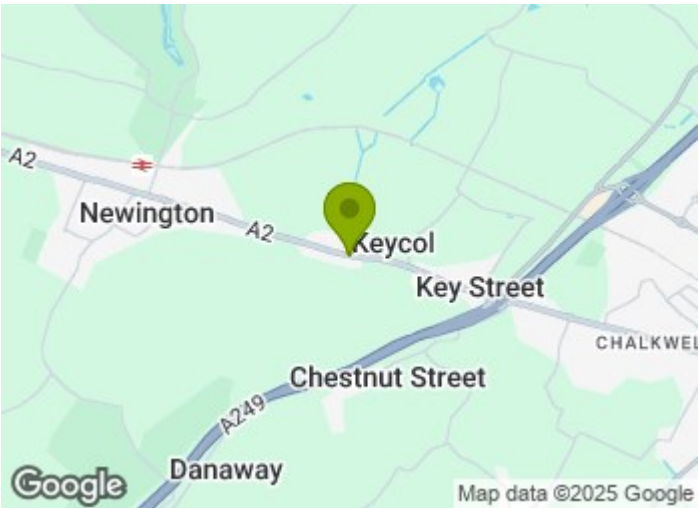
for several vehicles.

**Agents Note**

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**Agents Note**

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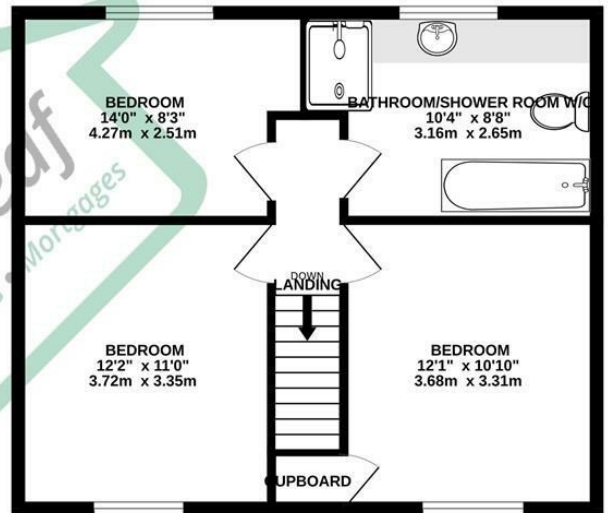
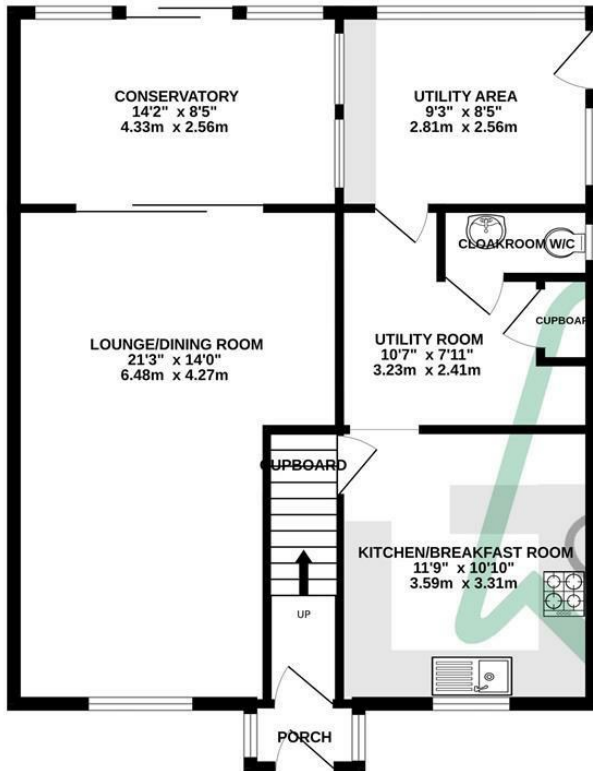
**Directions**





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

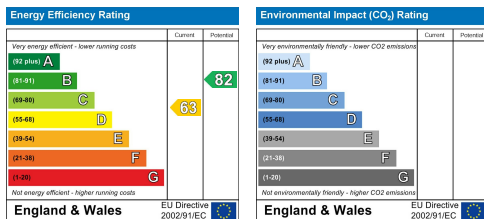
1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



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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