

*Family
Homes*

Offers in excess of £280,000
Coldharbour Lane, Kemsley, ME10



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- Three Double Bedroom
- Semi Detached House
- Off Road Parking
- Conservatory to Rear
- Large Rear Garden
- Garage Conversion Annex

Spacious 3-Bedroom Semi-Detached Home with Large Garden, Conservatory & Self-Contained Annex – Coldharbour Lane, Sittingbourne

Nestled in a sought-after location overlooking a peaceful green, this three double bedroom semi-detached home offers generous living space, modern comforts, and fantastic versatility – ideal for growing families or those needing extra space for extended family or guests.

To the front, off-road parking provides convenience and curb appeal. Inside, the property boasts spacious and well-lit interiors, including a large lounge and a stunning conservatory to the rear – perfect for entertaining or relaxing while enjoying views of the expansive garden.

One of the standout features is the **converted garage annex**, offering a self-contained space complete with its own en-suite – ideal for use as a guest suite, home office, or independent living area.

The **substantial rear garden** is a rare find, offering ample outdoor space for children, pets, and keen gardeners alike.

Located just moments from highly regarded schools and Kemsleys mainline train station, this home offers the perfect balance of convenience, comfort, and community.

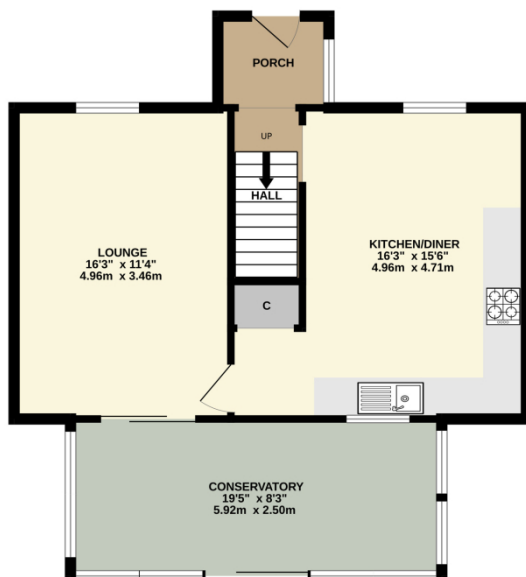
Key Features:

- Three generously sized double bedrooms
- Spacious conservatory to the rear
- Converted garage annex with en-suite
- Off-road parking to the front
- Exceptionally large rear garden
- Overlooking a tranquil green

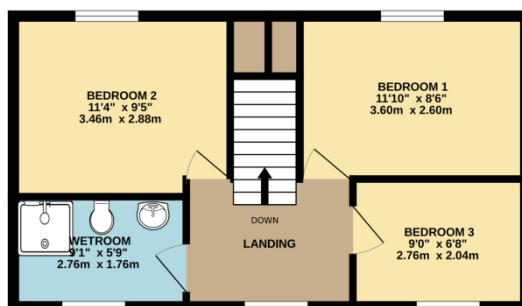
- Close to excellent schools and mainline train links

A fantastic opportunity in a prime location – early viewing is highly recommended!

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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