



SAXON SHORE
— ESTATE AGENTS —



3 & 4 Bonds Cottages Hole Street, Sittingbourne, ME9 0RD

Offers in excess of £600,000

Introducing this charming, four bedroom, semi detached cottage on Kingsdown Road, in the popular village of Kingsdown. Located close to local amenities and just a short drive from Sittingbourne, Teynham and Faversham. Originally built in the 1840's, this property is packed with period features combined with the conveniences of modern day living.

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge with a working wood burner, a large kitchen/dining room with a butler sink, solid fuel Rayburn cooker which supplies heating and hot water, and bifold doors that open up the entire width of the room onto the garden, a study, a handy boot room and a W/C to the ground floor. All tiled rooms on this floor benefit from underfloor heating.

Upstairs is a full bathroom with underfloor heating, separate shower and a freestanding bath, a master bedroom with double aspect windows that give a view of the garden, fitted wardrobes and an ensuite shower room and three further, good sized bedrooms.

Entrance Hall



WC
2'4" x 5'8" (0.73 x 1.75)



Lounge
24'3" x 10'9" (7.4 x 3.3)



Kitchen/Diner
14'6" x 25'1" (4.43 x 7.67)



Study
9'1" x 8'8" (2.77 x 2.66)



Boot Room
6'1" x 8'8" (1.87 x 2.66)



Landing
Hallway



Bedroom 1
14'8" x 11'2" (4.48 x 3.41)



Ensuite
4'9" x 6'7" (1.45 x 2.03)



Bedroom 2
11'11" x 11'1" (3.65 x 3.4)



Bedroom 3
11'9" x 8'11" (3.6 x 2.72)



Bedroom 4
11'9" x 10'9" (3.6 x 3.3)



Bathroom
9'2" x 5'7" (2.8 x 1.71)



Garden



Double Garage + Driveway
17'8" x 15'8" (5.4 x 4.8)

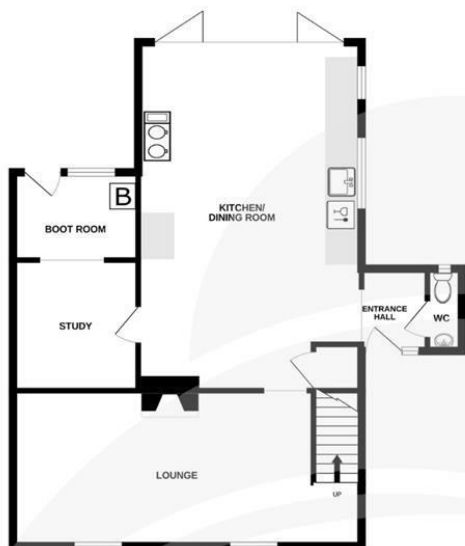


Summerhouse
7'10" x 9'10" (2.4 x 3)



Shed

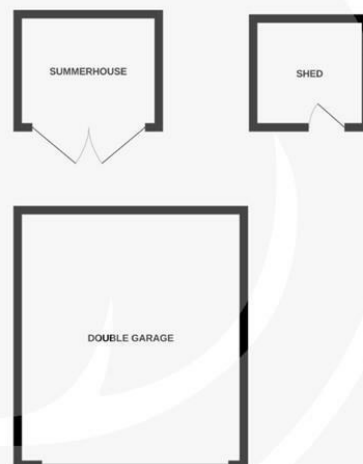
GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.

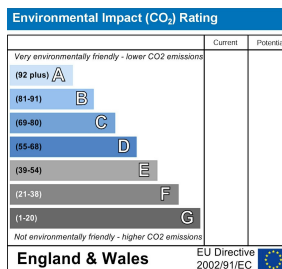
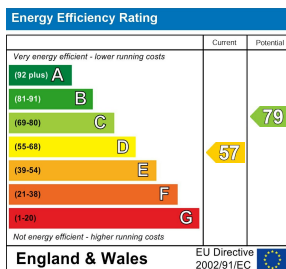


OUTBUILDINGS
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 178.6 sq.m. (1922 sq.ft.) 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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