



Vicarage Lane, Lower Halstow, Sittingbourne

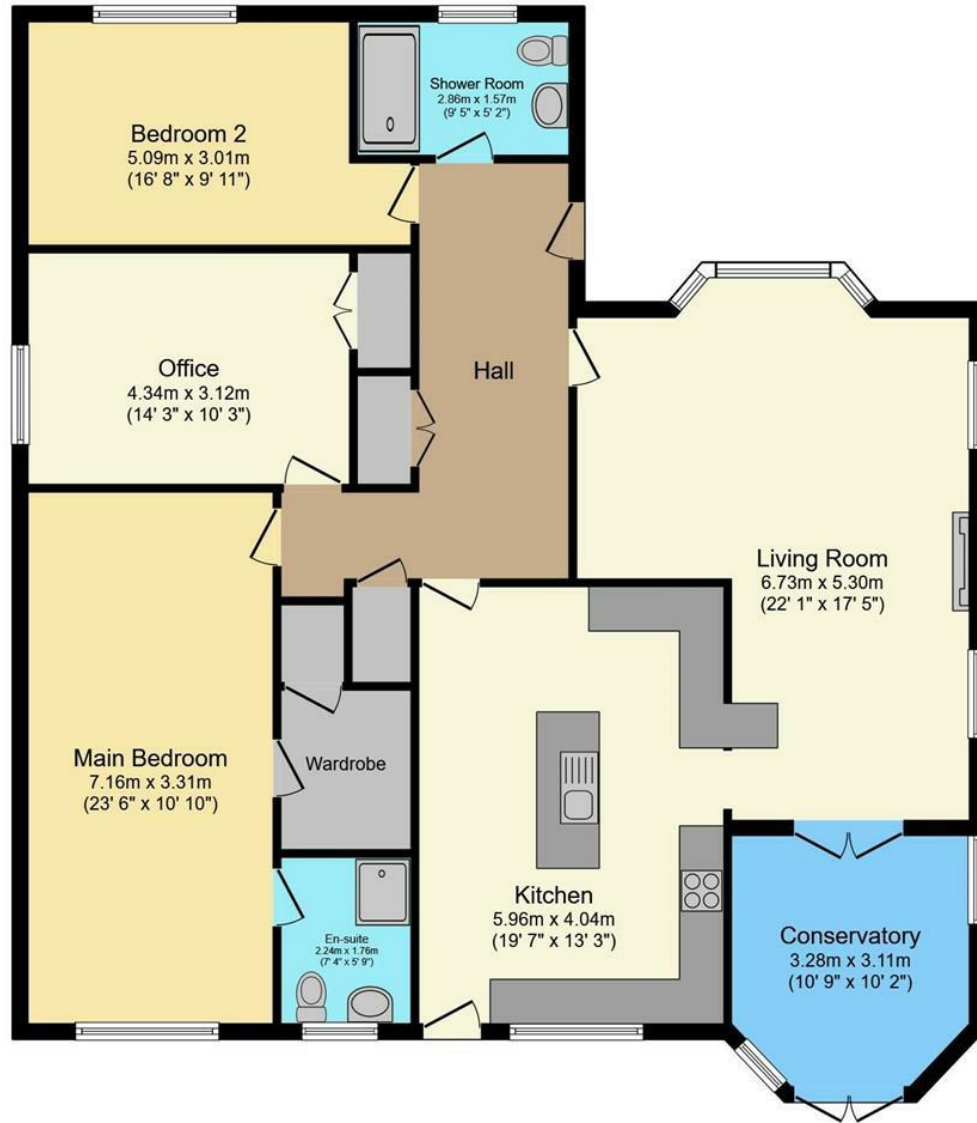
PRICE RANGE £600,000 - £650,000. Rarely do we see such a lovely property! Located in the popular Village of Lower Halstow this Detached Three Bedroom Bungalow really does stand out from the crowd. Since owning the property the current owners have extended the property which in turn provides an Excellent Size well fitted Kitchen and a Summer Room ideal for relaxing maybe with a good book with or without a glass of your chosen poison. Throughout the property there have been some lovely touches; nearly every room can be cooled or heated with Air Conditioning which can be controlled with voice commands via 'Alexa' or individually controlled from a central unit. Gas central heating also runs throughout the property. The En-Suite Wet Room, adjoining the Master Bedroom, is fitted with a 'Gerberit Aquaclean Mera Rimless' toilet system. (Well worth googling if you've not come across it before.) Externally, the property offers something for everyone with well stocked flower beds, numerous seating areas, a shed and a 40 year old Greenhouse still working perfectly. Via the side gate, access can be gained to the additionally blocked paved area which sits in from of the Double Garage and behind the double gates both of which are electronically operated. To the front of the property there is ample parking for several vehicles including any buyer which may need to park a boat, caravan or suchlike. Please call the office to arrange a viewing appointment. WE FEEL YOU WILL NOT BE DISSAPOINTED.

## Price Range £600,000

- Beautifully Presented Three Bedroom Detached Bungalow
- Extended - providing a Very Spacious Kitchen and Summer Room
- En-suite Shower Room (wet room)
- Separate Shower Room
- Air conditioning within most Rooms
- Superb Kitchen with central island
- Walk Wardrobe to the master
- Well Stocked Westerly Facing Rear Garden
- Off Road Parking for many cars and Double Garage
- EPC Rating - C (72). Council Tax Bank - E







Total floor area 153.0 sq.m. (1,647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		