



Grayshott Close, Sittingbourne

PRICE RANGE £500,000 - £525,000. We are delighted to bring to the market this beautifully presented extended Three Bedroom Semi Detached property located in one of Sittingbourne's premier roads. Since the current owners have had this property they have completely renovated the property and have added a superb Sitting Room, with skylight, which has bi-folding doors looking out over a landscaped Garden. The Kitchen Diner is open plan and the Kitchen Area is fitted to a modern luxury standard. An additional Lounge / Reception Room is to the front of the property offering privacy and seclusion from the rest of the downstairs accommodation. To the first floor you will be met with Three Double Bedrooms, the Master coming complete with a Luxury En-Suite Shower Room fitted with with a double Shower cubicle. The main Bathroom is finished in a equally modern luxury standard. Externally, the rear Garden has a westerly aspect and has been impressively landscaped and comes with a summerhouse, and two decking areas. To the front there is a blocked paved driveway which offers off road parking for a minimum of 6 vehicles. Properties in this road are rarely available and further more we understand that this is being sold with no further chain. We would urge buyers to call the office to arrange their viewing appointment - we are sure this will not disappoint.

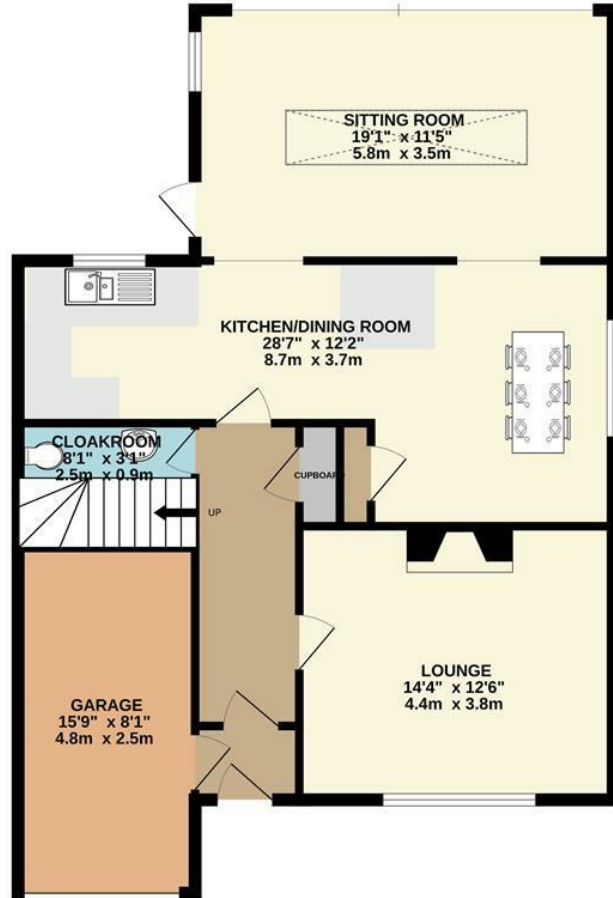
## Price Range £500,000

- Rarely Available Extended Three Bedroom Semi Detached Property
- Beautifully Presented Throughout
- Three Double Bedrooms
- Landscaped Garden with Summer House
- En-Suite Shower Room to the Master Bedroom
- Luxury Fitted Bathroom
- Off Road Parking for a minimum of 6 Vehicles
- EPC Rating 75 (C)
- Council Tax Band D
- No Forward Chain





GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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 plus) <b>A</b>			85
(81-91) <b>B</b>		75	
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.