



Osier Road, Teynham, Sittingbourne

LambornHill are pleased to welcome to the market with no forward chain this extremely well presented two bedroom semi detached home offered with a garage and off road parking. Nestled away and surrounded by some beautiful scenery sits this wonderful home with amazing views to the front rear of the property. As the summer months draw closer, imagine sitting out here in the garden with your favourite book overlooking the sheep in the fields at the end of garden.....

The property has been extremely well kept over the years and it is very noticeable the minute you walk through the door. Downstairs offers a spacious lounge, kitchen, utility room, WC and a conservatory. Upstairs has two double bedrooms and a larger than average bathroom. There is an amazing rear garden which backs onto fields, garage to the side and a driveway for 4 cars.

The property is situated close to Teynham Train Station which offers a main line into London. You are also close to some great commuter links such as M2/A2 & M20 motorways.

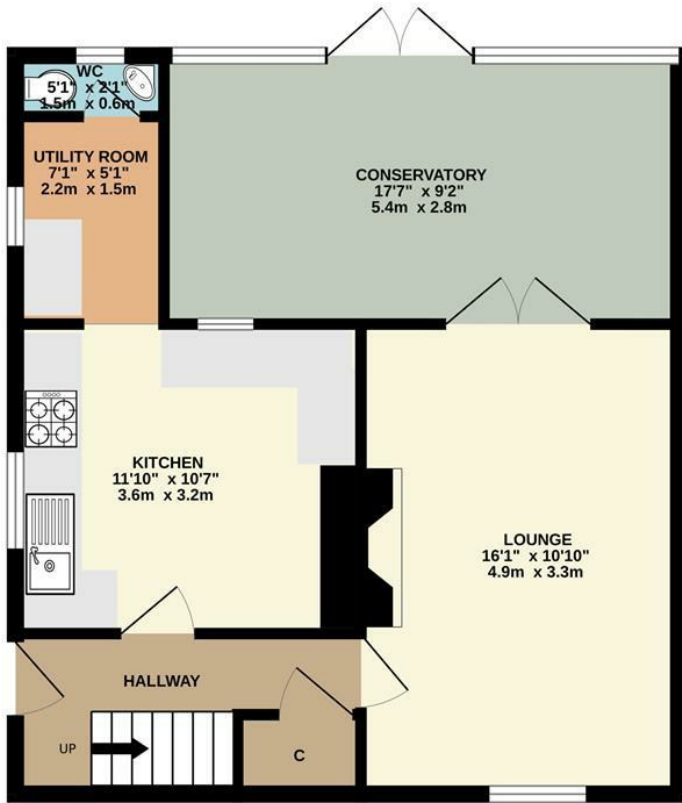
£310,000

- Chain Free
- Countryside Views
- Semi Detached
- Two Bedrooms
- Two Reception Rooms
- Downstairs WC
- Rear Garden
- Garage
- Driveway
- EPC Rating: D

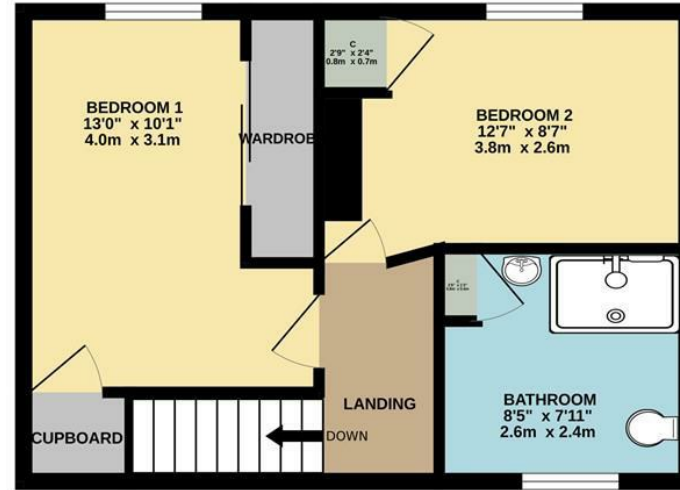




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.