



Vaughan Drive, Kemsley, Sittingbourne

PRICE RANGE £380,000 - £400,000

Welcome to this charming detached property in good condition, perfect for those looking for a new home. With 3 reception rooms, there is plenty of space to entertain guests or simply relax with your loved ones.

The property features 4 bedrooms and 3 bathrooms, providing ample accommodation for a growing family or those who enjoy having guests over. Each room is designed to offer comfort and functionality, making this home a delightful place to live.

The kitchen is waiting for your personal touch to turn it into the heart of the home, where you can create culinary delights for all to enjoy. The property's good condition means you can move in with ease and start making memories right away.

Located in a sought-after area, this property offers a peaceful retreat from the hustle and bustle of everyday life. With easy access to local amenities and transport links, everything you need is within reach.

Don't miss the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and start the next chapter of your life in this beautiful home.

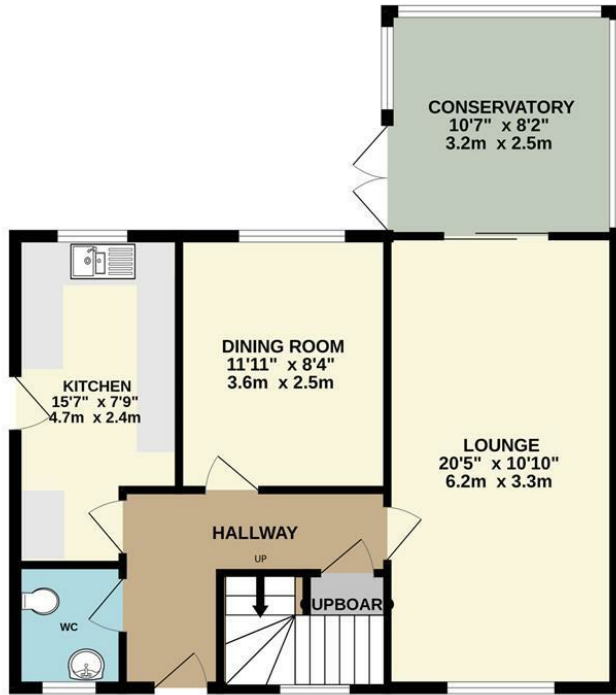
## Price Range £380,000

- PRICE RANGE £380,000 - £400,000
- Charming detached property in good condition
- 3 reception rooms for entertaining guests
- 4 bedrooms and 3 bathrooms
- Kitchen ready for personal touch
- Sought-after peaceful area
- Easy access to local amenities
- Double Tandem Garage
- EPC Rating - TBC
- Council Tax Band D - Freehold

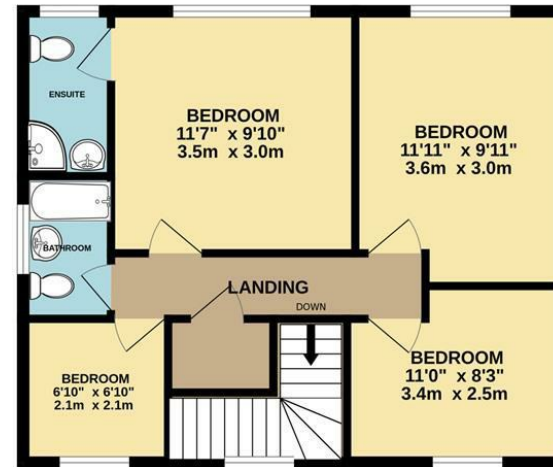




GROUND FLOOR  
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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>		
(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 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.