



Clement Close, Milton Regis, Sittingbourne



GUIDE PRICE £375,000-£400,000 The home features an elegant reception room, a true heart of this house, where you can relax, entertain, or simply enjoy your leisure time. The reception room is complemented by a well-organized kitchen that will surely win your heart if you're a culinary enthusiast or even if you're just a fan of takeouts. The house boasts three beautiful bedrooms, each one designed to ensure your comfort and tranquility. Whether you're preparing for a peaceful night's sleep or looking forward to a lazy weekend morning, these bedrooms are your perfect retreat. The property also benefits from two bathrooms and a downstairs WC, so you'll never have to wait your turn in the morning rush. The property also boasts an air conditioning unit for those warm summer month's. Each bathroom is well-maintained, reflecting the overall pristine condition of the house. An additional benefit is that the property has Solar Panels ensuring bills are kept to a minimum. The driveway has space for 3 cars with lots of additional on road parking available and a secure garage with electric door.

This detached property has been thoughtfully designed and meticulously cared for, offering a fantastic opportunity for anyone looking to find a new place to call home. It's not just a house; it's a lifestyle waiting to be enjoyed. Don't miss out on this unique opportunity to own this immaculate detached property. Call the office to arrange your viewing appointment.

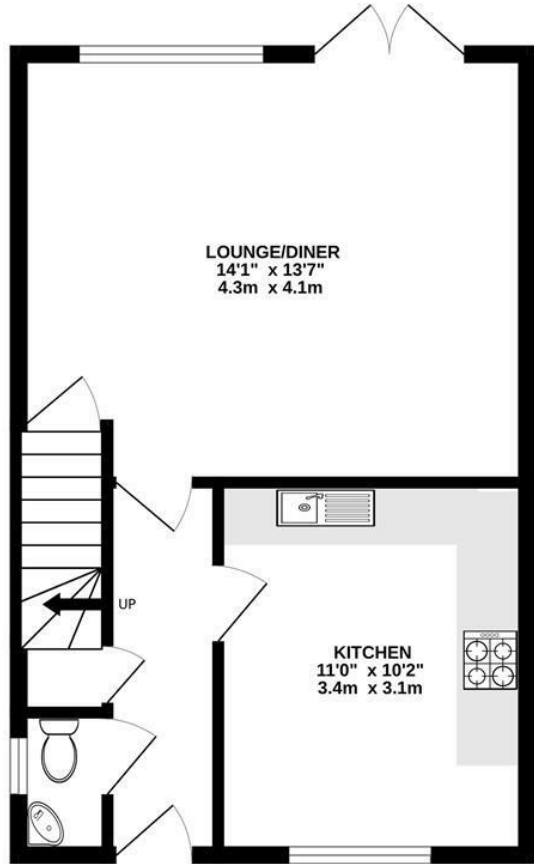
## Asking Price £375,000

- Immaculate condition
- Elegant reception room
- Well-organized kitchen
- Three beautiful bedrooms
- Three well-maintained bathrooms
- Off road parking for three Cars and Garage
- Benefiting from Solar Panels
- Council Tax Band - D
- Freehold
- EPC Rating - D (67)

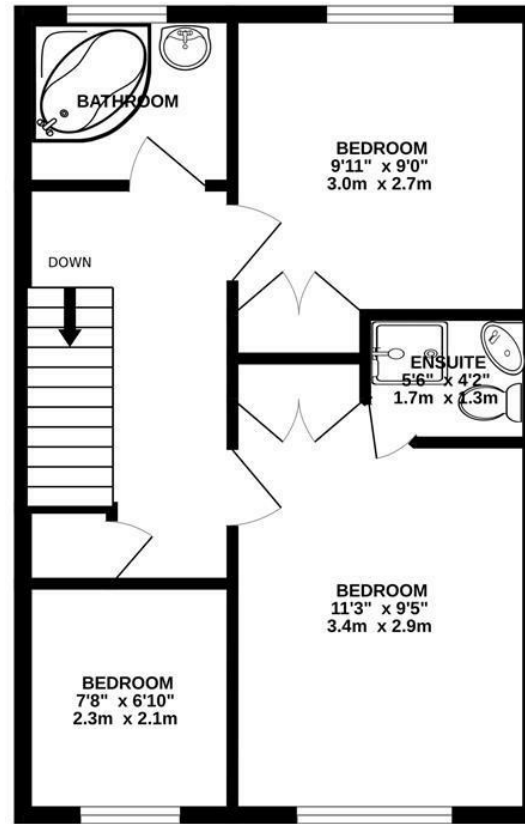




**GROUND FLOOR**  
443 sq.ft. (41.2 sq.m.) approx.



**1ST FLOOR**  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.