



Hartlip Hill, Hartlip

Welcome to this lovingly maintained, semi-detached home that is now available for purchase. This property is in good condition and boasts a host of charming features that are ready to welcome you.

One of the first things you'll notice as you step inside is the wonderful sense of space provided by the two reception rooms. These spaces are perfect for entertaining or unwinding after a long day. The heart of the home, the kitchen, is roomy and comes with a dining space. Whether you're cooking up a storm or enjoying a quiet cup of coffee, this kitchen is ready for everything.

This house has a total of three bedrooms, two of which are spacious doubles, and the third one is a cozy single room. These rooms are the perfect havens for rest and relaxation. The property also features a large bathroom, which adds to the home's overall comfort.

But the beauty of this home doesn't end indoors. Step outside and you'll find a garage and a double garage providing plenty of storage and parking space accessible through a gated entrance driveway. There's also a beautiful garden that offers a tranquil space for outdoor enjoyment.

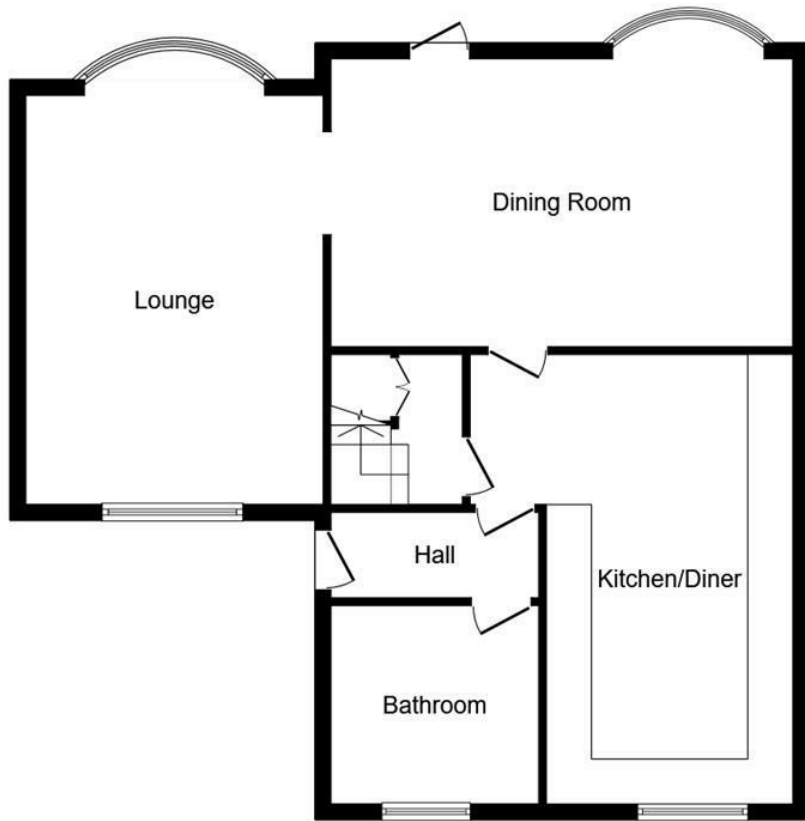
In conclusion, this semi-detached home is more than just a house; it's a lifestyle. It presents a perfect blend of space, comfort, and security. Grab the opportunity to make this house your new home!

## £500,000

- Fantastic period property
- EPC
- Gated entrance
- Large plot
- Well presented throughout
- Council Tax D
- Perfect family home
- Popular location
- No chain
- New boiler

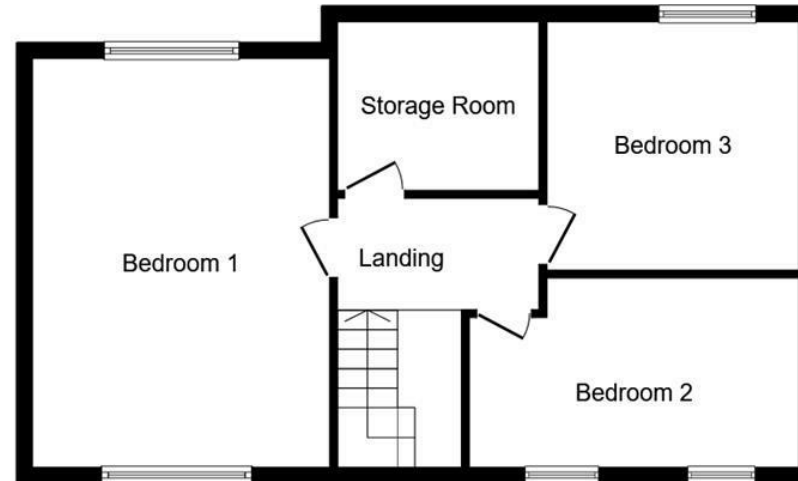






## Ground Floor

Floor area 85.1 m<sup>2</sup> (916 sq.ft.)



## First Floor

Floor area 58.6 m<sup>2</sup> (631 sq.ft.)

**TOTAL: 143.7 m<sup>2</sup> (1,547 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com