



Minterne Avenue, Sittingbourne

Nestled on the charming Minterne Avenue in Sittingbourne, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. Spanning an impressive 872 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a peaceful retreat.

The bungalow boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is its prime location; it is situated on the same road as one of Sittingbourne's top-rated primary schools, making it an excellent choice for families with young children. The surrounding area is both friendly and vibrant, offering a sense of community that is hard to find.

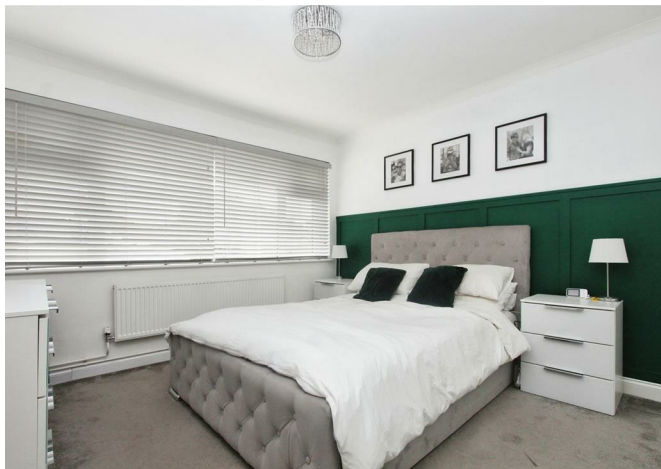
For those with an eye for future possibilities, the property comes with planning permission to extend upwards, allowing for the transformation into a chalet-style bungalow. This presents a fantastic opportunity to enhance the living space and tailor the home to your specific needs.

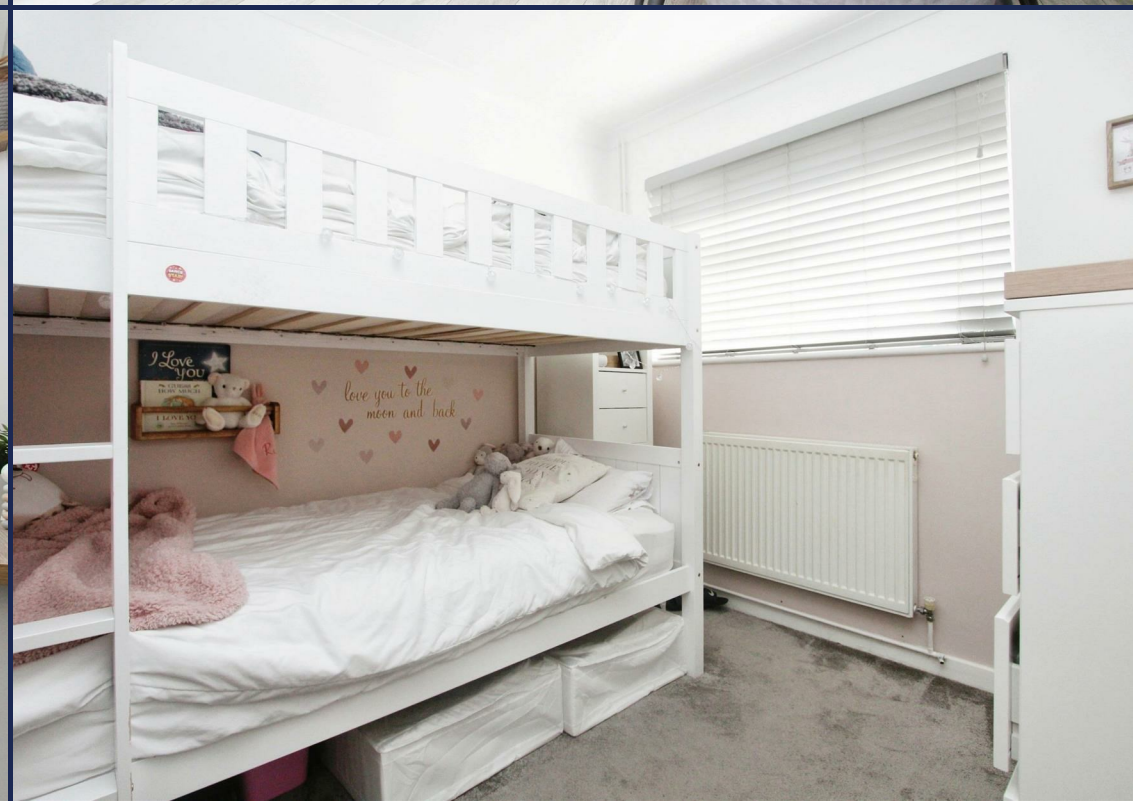
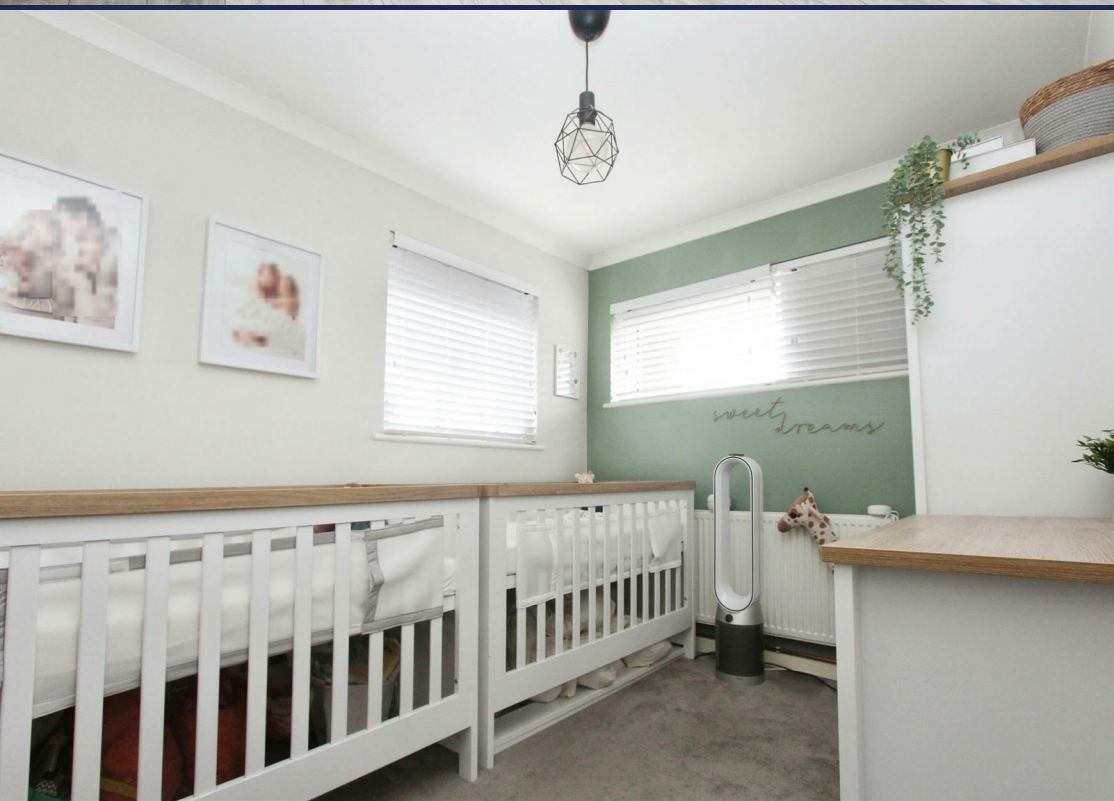
A standout feature is the garage conversion, which offers a versatile office space, ideal for working from home or as an additional room. The property also includes a driveway for parking and a lovely, well-maintained garden, perfect for outdoor activities and relaxation.

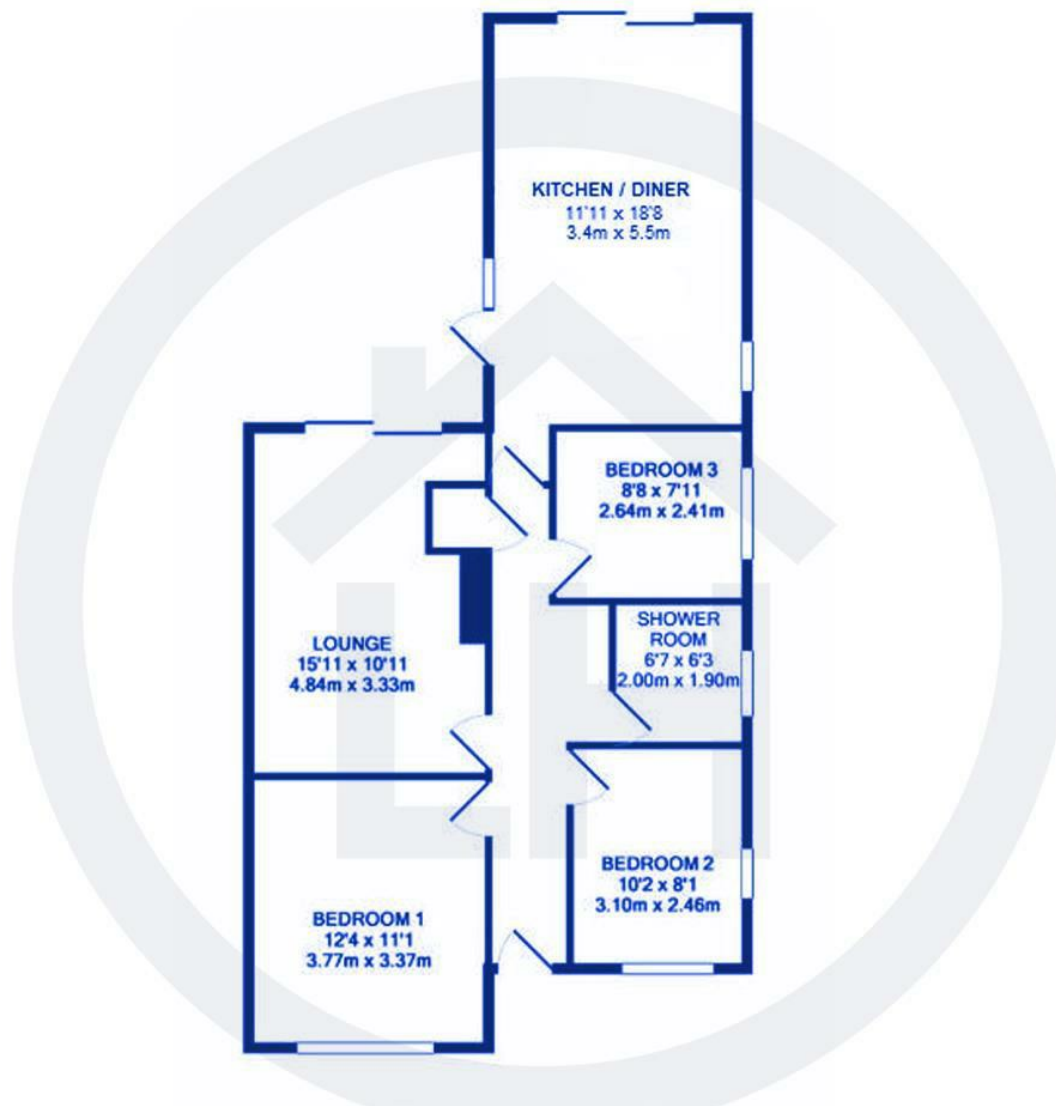
Additionally, there is parking available for one vehicle, providing ease and accessibility. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a property with potential for growth, this bungalow on Minterne Avenue is a remarkable find. Don't miss the chance to make this lovely home your own.

Offers Over £375,000

- *** Guide Price £390,000 - £410,000 ***
- Freehold - Semi Detached Bungalow
- 3 Good Sized Bedrooms
- Sought after location
- Garage Conversion / Office space
- A must view
- Immaculately presented
- Council Tax D
- EPC -D (69)







TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

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