



Grovehurst Road, Kemsley, Sittingbourne

*Guide Price £350,000*



## *Key Features*

- Three Bedroom Semi-Detached House
- Large Versatile Annex
- 20ft x 10ft Garage & Convenient Parking
- Ample Storage & Functionality Upstairs
- Expansive Living Space
- Versatile Layout
- Popular Location
- Easy Access to A249
- EPC Awaited
- Council Tax Band C

## *Property Summary*

Guide Price £350,000 - £375,000

Located in the popular area of Grovehurst Road in Kemsley, Sittingbourne, this extended three-bedroom semi-detached home offers spacious living areas, a flexible annex, and great potential for modernisation.



Property Description

Upon entering, a downstairs WC is conveniently positioned to the left, while the kitchen sits straight ahead, providing rear access to the garden. To the right, the 26-foot lounge/dining room offers a bright and airy space, accessible from both the hallway and the kitchen. Double doors from the lounge lead into the large annex extension, a fantastic addition that includes its own downstairs bathroom and direct garden access, offering endless possibilities for use as a guest suite, home office, or entertainment space. While the original planning permission allowed for an annex kitchen, this was not installed, leaving the option open for future buyers.

Upstairs, the home features three bedrooms, all benefiting from built-in storage. Two are generous double bedrooms, while the third is a spacious single room. A family bathroom completes the first floor.

Externally, the property has a fair-sized garden, a 20' x 10' garage, and a private parking space directly in front.

Though the home requires some modernisation, it presents a great opportunity for buyers to add value and make it their own. Contact us today to arrange a viewing!

About The Area...

Families in the area have access to reputable educational institutions. Kemsley Primary Academy is approximately 640 yards away, providing quality primary education. For secondary education, Borden Grammar School is about 1.5 miles away, and Westlands School is approximately 1.6 miles from the area. ?

Healthcare facilities are conveniently located near Grovehurst Road. The Green Porch Medical Partnership is approximately 420 yards away, offering accessible general practitioner services to residents. ?

Grovehurst Road boasts a vibrant community atmosphere, with local amenities including shops, parks, and recreational facilities. The ongoing infrastructure improvements, such as the A249 Grovehurst Road Improvement Scheme, are set to enhance the quality of life for residents by reducing congestion and improving local transport links. ?

In summary, Grovehurst Road in Kemsley offers residents a well-connected location with access to quality education, healthcare facilities, and a variety of housing options, making it a desirable place to live

Lounge / Diner  
26'7 x 10'9



Kitchen  
11'10 x 7'11  
Downstairs W/C

Anex  
26'7 x 12'6

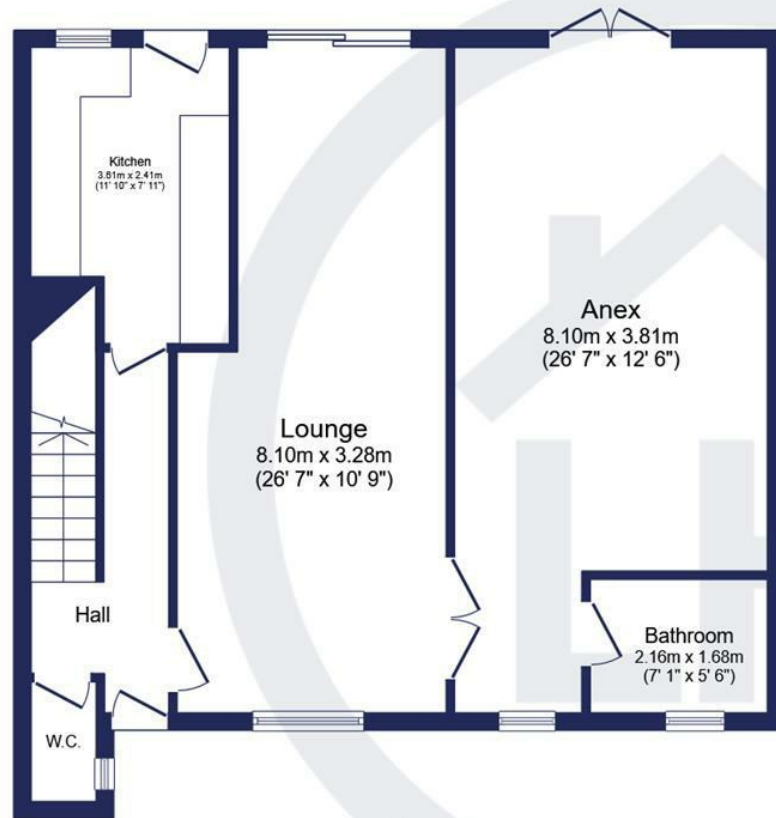
Bedroom One  
12'0 x 9'9

Bedroom Two  
11'10 x 11'5

Bedroom Three  
8'0 x 7'7

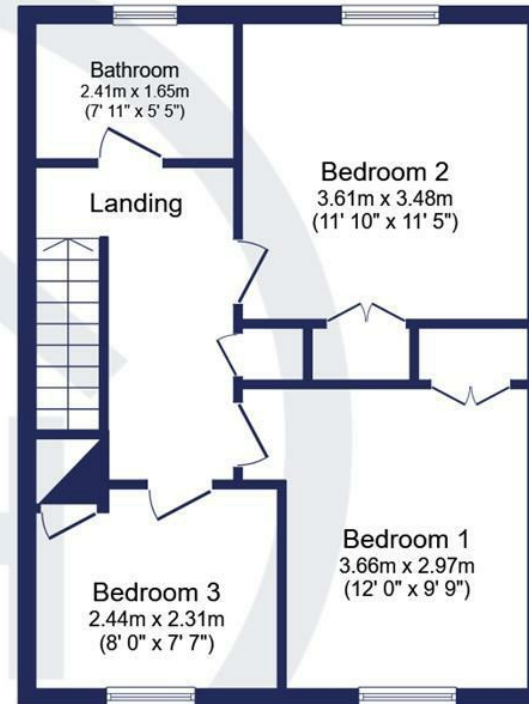
Bathroom  
7'11 x 5'5





## Ground Floor

Floor area 73.5 m<sup>2</sup> (791 sq.ft.)

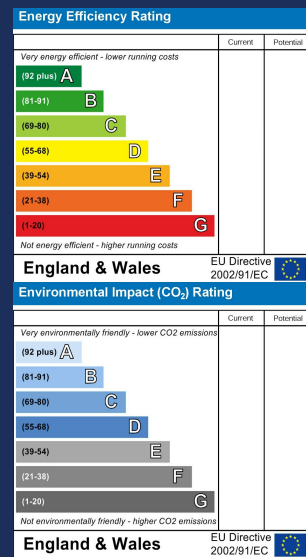


## First Floor

Floor area 48.6 m<sup>2</sup> (523 sq.ft.)

**TOTAL: 122.0 m<sup>2</sup> (1,314 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)



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