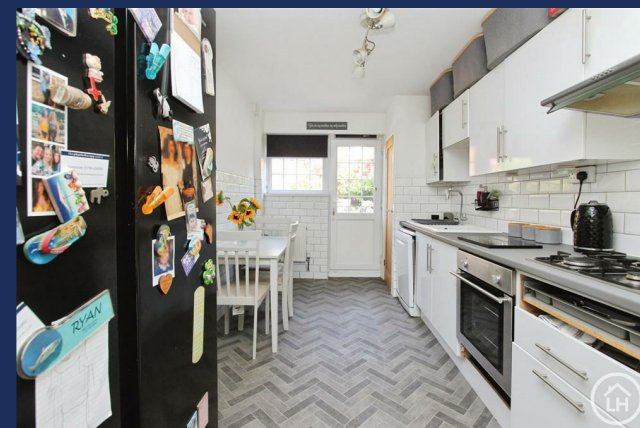
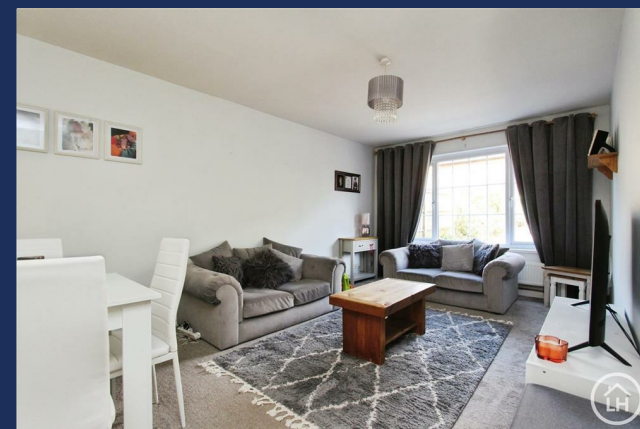




Woollett Road, Sittingbourne

**Guide Price £300,000**



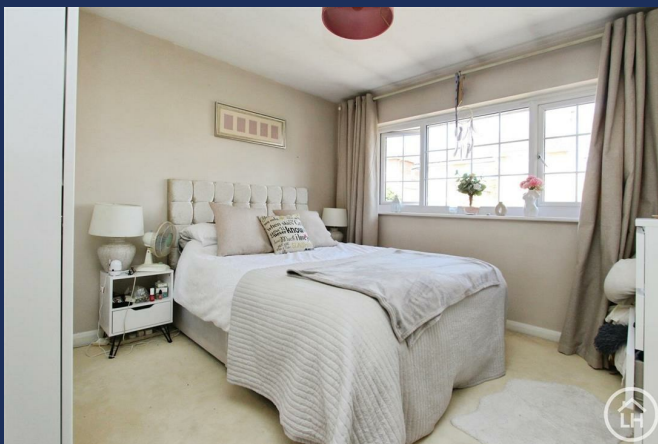
## Key Features

- Three Full Double Bedrooms
- End-of-Terrace with Garage Conversion Potential
- Downstairs W/C + Spacious Hallway
- Low-Maintenance Garden
- Modernised Bathroom
- Kitchen with Dining Potential
- Excellent Access to Schools
- Walking Distance To Town Centre and Excellent Transport Links
- EPC D (67)
- Council Tax Band C

## Property Summary

\*\*\*Guide Price £300,000 - £325,000 \*\*\*

Welcome to 11 Woollett Road – a spacious and well-laid-out three-bedroom end-of-terrace home, perfect for growing families seeking comfort, functionality, and future potential.





**Lounge**  
10'10 x 16'11

**Kitchen**  
13'10 x 8'2

**Bedroom One**  
10'11 x 11'01

**Bedroom Two**  
7'11 x 13'

**Bedroom Three**  
11'01 x 8'3

**Bathroom**  
7'9 x 5'5

### Property Description

On entering the property, you're greeted by a generous hallway providing access to the downstairs W/C, the main living area, and a well-proportioned kitchen. The kitchen features cabinetry along one side, leaving ample space for a breakfast table or casual dining setup, and opens directly out to the rear garden.

Upstairs, the home offers three genuine double bedrooms, all of excellent size, ideal for families or those needing extra space for a home office or guest room. The recently refurbished family bathroom includes a full three-piece suite with a bath, toilet, and basin.

One of the standout features is the attached garage, which presents fantastic conversion potential—whether as a second reception room, fourth bedroom, or dedicated workspace. With direct access from the lounge, the space lends itself naturally to a seamless extension of the living area (subject to necessary permissions).

The garden is designed for low maintenance with no grass, offering a tidy and practical outdoor space that's easy to enjoy year-round.

Located in a popular residential area, this home is a smart opportunity for buyers wanting a flexible layout and room to grow.



### About The Area

Situated on the north-eastern edge of Sittingbourne, Woollett Road benefits from a fantastic blend of suburban tranquillity and urban convenience. This family-friendly location offers easy access to a number of key amenities, making daily life comfortable and practical.

Education is well catered for, with popular schools nearby such as Canterbury Road Primary School (approx. 0.5 miles) and Highsted Grammar School (approx. 1 mile), both accessible within a short walk or drive. These options provide families with quality education choices across a range of age groups.

For commuting and travel, Sittingbourne Station is just over a mile away (around a 5-minute drive), offering direct rail services to London Victoria and St Pancras in under an hour – perfect for professionals commuting to the capital. Local bus routes also serve the area well, linking Woollett Road to the town centre and surrounding neighbourhoods.

Shopping and essentials are conveniently nearby. The Tesco Extra superstore is just a 5-minute drive, and Sittingbourne's town centre provides an excellent mix of independent shops, national retailers, cafes, and essential services. For leisure, families can enjoy Milton Creek Country Park (under 1.5 miles away), which offers expansive green space, walking trails, and play areas.

Healthcare facilities, including pharmacies and Memorial Medical Centre, are also within easy reach, ensuring peace of mind for families of all ages.

Overall, this is a well-connected and amenity-rich area ideal for those seeking a home that balances comfort, practicality, and future potential.

### About LambornHill

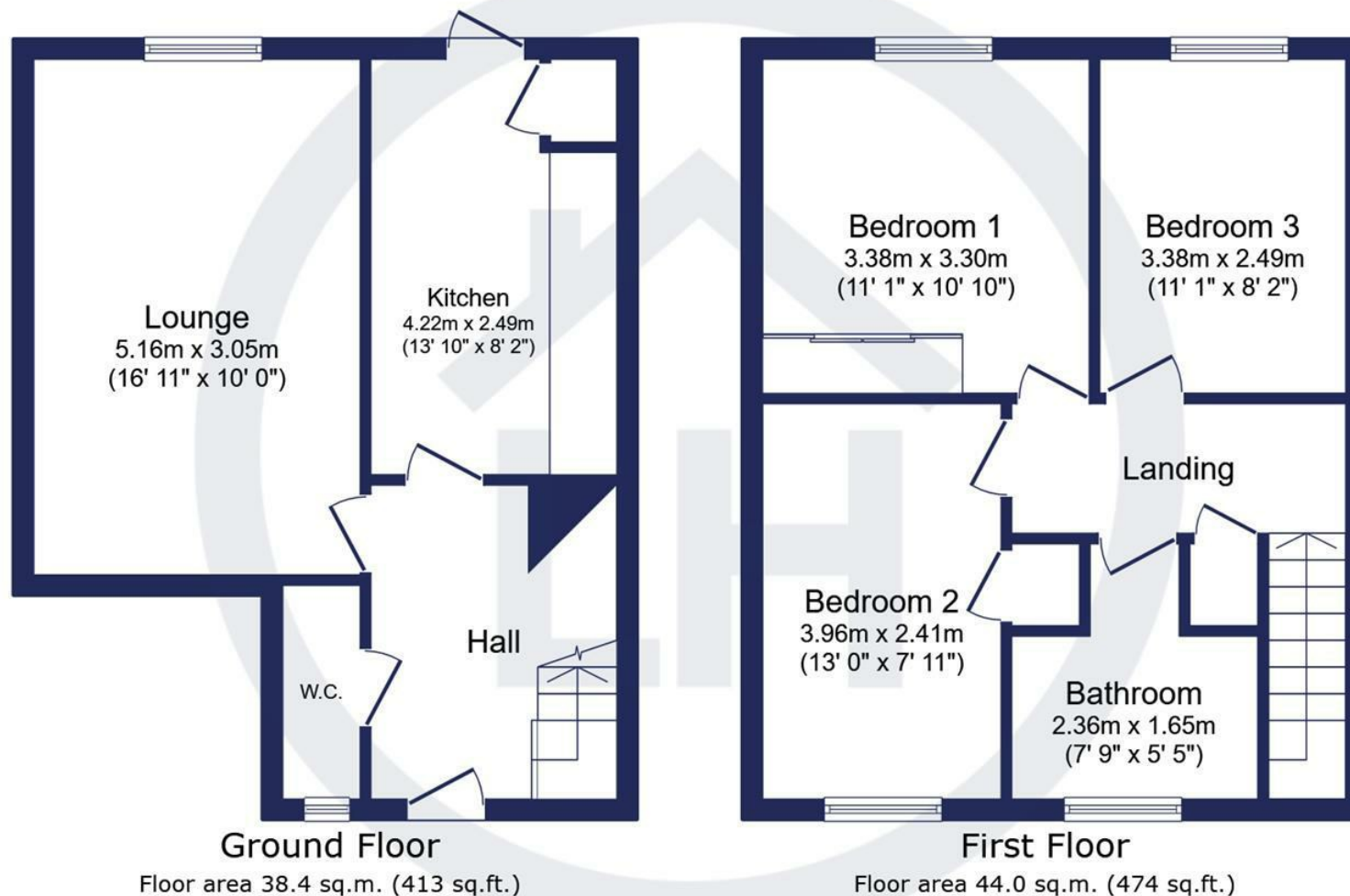
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**Lets Keep It Local, Lets Keep It, Lamborn Hill**



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 79        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 67        |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



Total floor area: 82.4 sq.m. (887 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)



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.

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