

Colfe Way, Kemsley

Guide Price £300,000

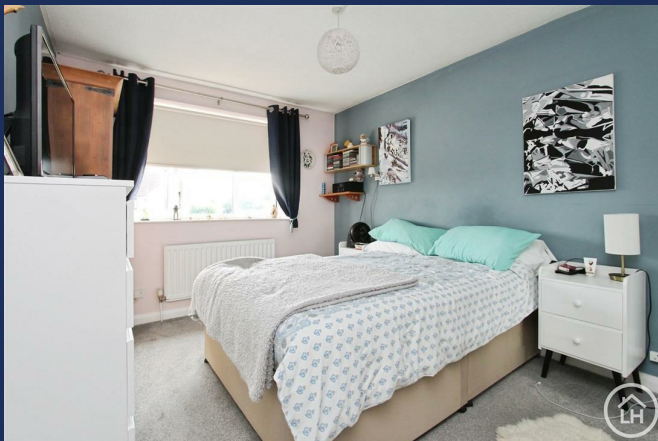
Key Features

- Three Bedroom Semi-Detached House
- Driveway + Converted Garage / Utility Room
- Modern Fitted Kitchen with Internal Access to Garage
- Private Garden with Brick-Built Powered Studio
- Ideal for First-Time Buyers or Growing Families
- Idyllic Residential Road with Great Transport Links
- Close to Schools, Parks & Milton Creek Country Park
- Well-Presented Throughout – Move-In Ready
- EPC Rating (Awaited)
- Council Tax Band D

Property Summary

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

With a versatile garage conversion, dedicated utility space, and a powered garden studio, this well-presented three-bedroom home offers so much more than your average semi. Perfect for first-time buyers or families taking their next step, it combines flexible living with practical upgrades in a peaceful, well-connected neighbourhood.



• **Property Overview**

>>> Guide Price £300,000 - £325,000 <<<

The ground floor begins with a welcoming hallway, with a downstairs W/C to the left and the main lounge to the right — a bright, well-proportioned space that flows seamlessly into the dining area, complete with double doors leading to the garden. The kitchen is accessed separately from the lounge and is fitted with modern units and plenty of storage. From here, a door leads directly into the converted garage, now used as a utility room, but easily adaptable as a home office, gym, or playroom. Another rear door opens into the garden.

Outside, the rear garden is private and family-friendly, with a mix of lawn and patio. A standout feature is the brick-built garden studio, fully powered and currently used as an art space — ideal for hobbies, home working, or future conversion to a workshop or quiet retreat.

Upstairs, the home continues to deliver: a spacious landing leads to two double bedrooms with built-in wardrobes, a comfortable single bedroom, and a modern family bathroom.

Whether you're looking to upsize, start your family journey, or create a long-term home, Colfe Way offers the space, layout, and flexibility to grow with you.

• **About The Area**

Colfe Way sits within a family-friendly community of Kemsley, a well-established suburb of Sittingbourne. With its quiet residential roads, accessible green spaces, and close-knit atmosphere, this location is perfect for those looking to put down roots in a safe and supportive neighbourhood.

Families will appreciate the excellent access to local schooling, with Kemsley Primary Academy just a short walk away and several well-regarded secondary schools available in nearby Sittingbourne. Everyday essentials are covered with local convenience stores, takeaways, and cafés close by, while Sittingbourne town centre is only a short drive away for supermarkets, retail, dining, and entertainment.

Outdoor space is a real highlight here. The property is just minutes from Milton Creek Country Park, a 128-acre green space filled with walking trails, woodland, wetlands and play areas — ideal for family weekends or a peaceful break from daily life. There are also local playgrounds and community parks scattered throughout the area.

For commuters, the location is equally appealing. Kemsley railway station is under a mile away, offering regular services to Sittingbourne and connections to London. Road links are also strong, with the A249 giving easy access to the M2 and M20, making daily travel and weekend getaways simple and convenient.

With its strong sense of community, excellent transport links, and well-balanced mix of urban and green surroundings, Kemsley remains a fantastic choice for growing families looking for stability, practicality, and space to thrive.

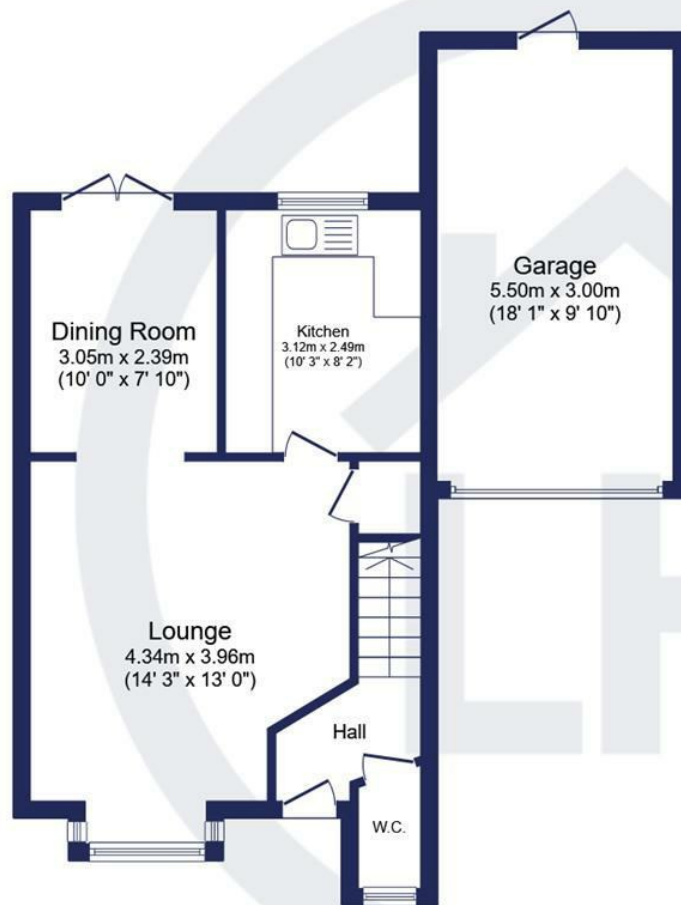


Ground Floor

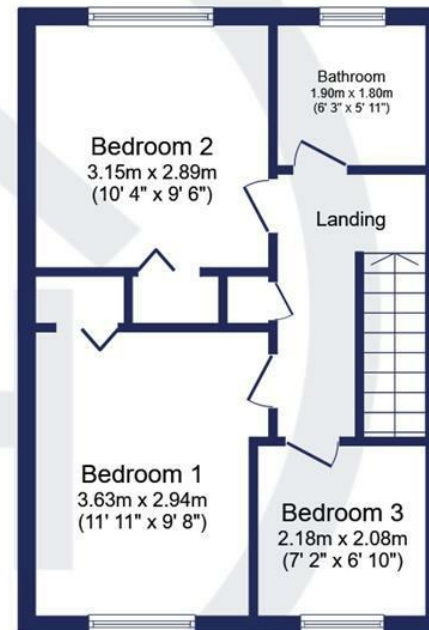
- **Lounge**
14'03 x 13'
- **Diner**
10' x 7'10
- **Kitchen**
10'3 x 8'2
- **W/C**
- **Converted Garage / Utility Room**

1st Floor

- **Bedroom One**
11'11 x 9'8
- **Bedroom Two**
10'4 x 9'6
- **Bedroom Three**
7'2 x 6'10
- **Bathroom**



Ground Floor
Floor area 56.6 sq.m. (610 sq.ft.)



First Floor
Floor area 37.6 sq.m. (404 sq.ft.)

Total floor area: 94.2 sq.m. (1,014 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-91) B		
(69-80) C		
(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 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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.

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