



Rivers Road, Teynham, Sittingbourne

*** Guide Price £400,000 - £425,000 ***

Step into this charming semi-detached property, located in a quiet cul-de-sac, perfect for those seeking peace and tranquillity. This delightful home is presented in good condition, offering a warm and inviting atmosphere from the moment you arrive. With four bedrooms, including a double bedroom with built-in wardrobes and another double bedroom with an en-suite bathroom, there is ample space for the whole family. The property features three bathrooms, ensuring convenience and comfort for all residents. The modern kitchen is equipped with all the necessary appliances and even has a utility room for added convenience. The three reception rooms provide versatile living spaces, ideal for entertaining guests or simply relaxing by the fireplace on cosy evenings. This property presents a wonderful opportunity for a new owner to make it their own and create lasting memories. Don't miss out on the chance to make this house your home sweet home!

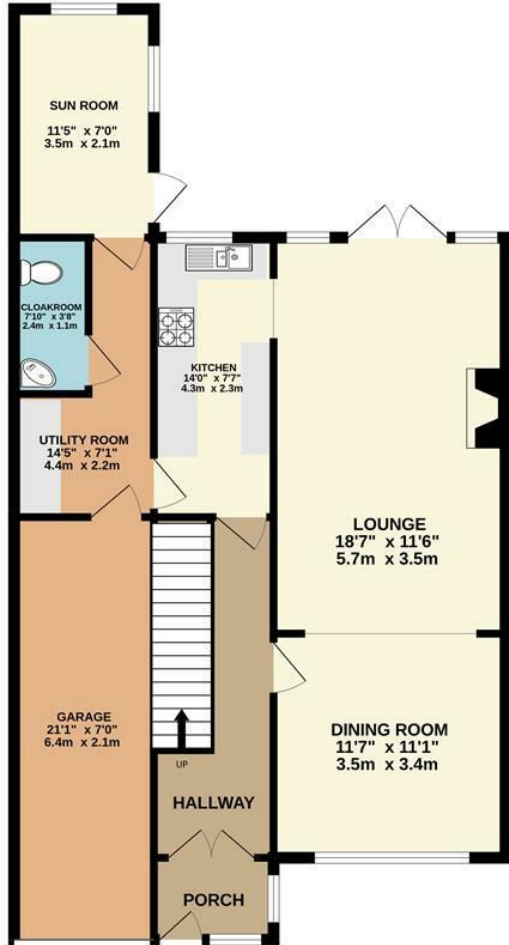
Guide Price £400,000

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- Four Bedroom Semi Detached Family Home
- Located in a quiet Cul De Sac within the village of Teynham
- Downstairs Cloakroom
- Sunroom
- Master Bedroom with En-Suite Bathroom
- Ideal Family Home
- EPC Rating - TBC
- Council Tax Band - D
- Freehold

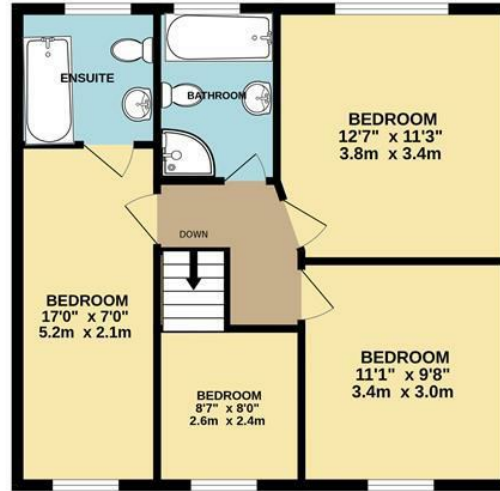




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(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			
(21-38) F			
(1-20) G			
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.