



Clarendon Close, Sittingbourne



*** GUIDE PRICE £425,000-£450,000 ***

LambornHill Estate Agents welcomes you to this superb Five Bedroom Semi Detached Family Home that is located on the south side of Sittingbourne and positioned within a quiet Cul De sac. The accommodation has been extended with additional Bedrooms over the Garage and the ground floor has also been extended providing a Sun Lounge Area, Extended Kitchen and a good sized Utility Area. To the first floor there are five good size Bedrooms, a Family Bathroom, and an additional WC making the early mornings a breeze. Externally, the rear Garden is of a good size with well proportioned lawn areas and mature flower and shrub borders. There is also a greenhouse and what was the original Garage. To the front there is an additional garden area and off road parking. Houses in this area are rarely available and would urge buyers to contact the office to arrange the viewing appointment. NOT TO BE MISSED!

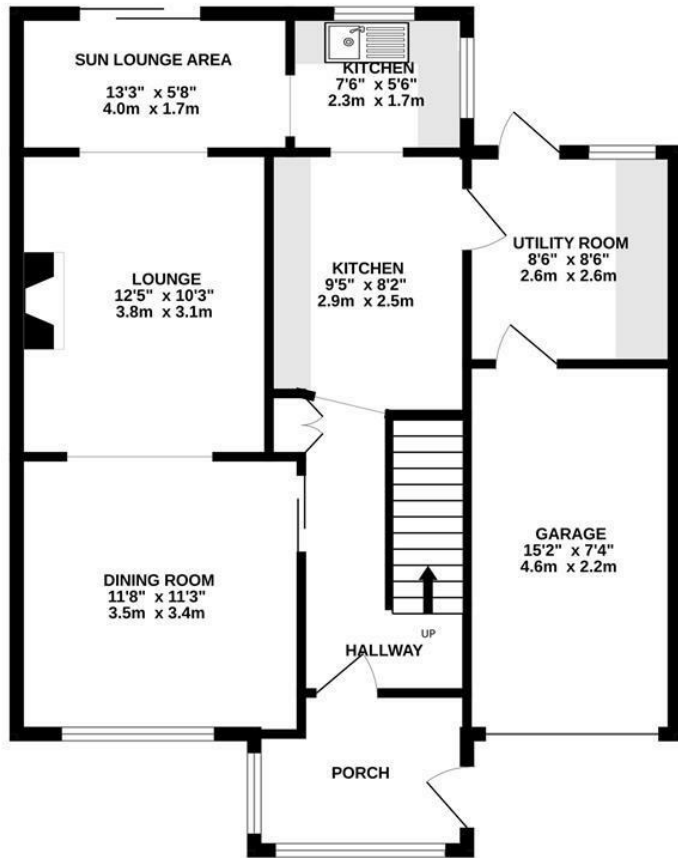
Price Guide £425,000

- Five Bedroom Semi Detached Family Home
- Extended to the side and the rear
- Popular South Sittingbourne Location
- Utility Room
- Family Bathroom and a separate WC
- Garage and off road parking
- Good size rear Garden
- EPC Rating - D (68)
- Freehold
- Council Tax Band - E

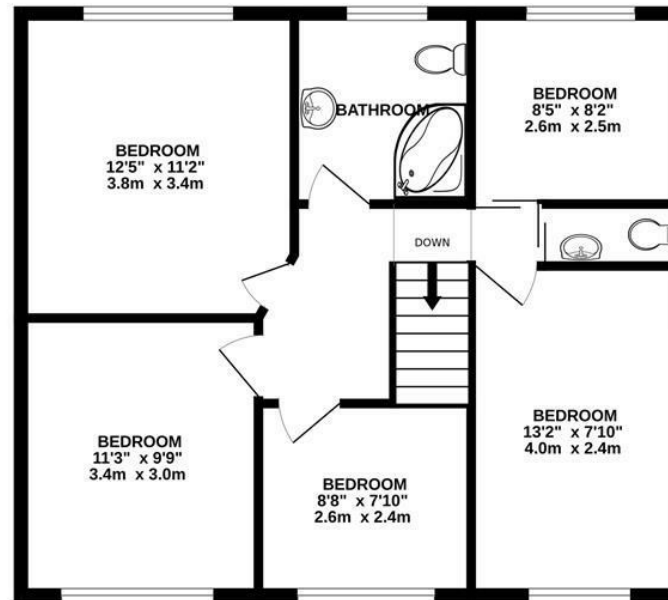




GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.