



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



6 Connaught Road, Sittingbourne, ME10 1HY

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



6 Connaught Road, Sittingbourne, ME10 1HY

- Semi- Detached Victorian Home
- Creatively Extended & Beautifully Renovated
- Vaulted Kitchen Breakfast Room
- Wren Fully Integrated Kitchen With Quartz Worktops
- Wood Burning Stove In The sitting Room
- Stripped Floorboards & Victorian Fireplace
- South Facing Walled Garden & Outbuilding
- Chain Free

SITUATION:

Sittingbourne offers a good selection of shopping, leisure and recreational amenities, including a swimming pool and various golf courses nearby. The town has a mainline railway station with a connection to London Victoria in approx. one hour. The area also offers a good selection of primary and secondary schools including Borden Grammar School.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The City of Canterbury is approximately 17 miles from the property. Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway

stations. Canterbury also offers excellent leisure facilities, along with a diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.

There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2



DESCRIPTION:

A beautifully renovated, semi-detached, three-bedroom Victorian property, built in 1895 and significantly enhanced by the current owner, who has creatively extended the home to create a spacious open-plan kitchen/breakfast room.

The property retains many charming period features, including stripped flooring, a cast iron fireplace, and panelled doors, which balance beautifully with the modern enhancements. A fully integrated Wren kitchen, luxury bathroom, and wood-burning stove are just some of the improvements that have been thoughtfully installed.

The home also benefits from an 80ft south-facing rear garden, which includes a brick-built outbuilding—ideal for use as a home office.



The front door opens into a charming sitting room featuring a wood-burning stove set within the chimney breast beneath an oak bressummer.

The dining room is partially open to the extended kitchen, which is flooded with natural light from a glass roof. The kitchen itself has been fitted with a sleek, high-specification Wren design, complete with quartz worktops and a sink with a boiling tap. The space is further enhanced by a large island, illuminated by stylish pendant lighting.

To the first floor, there are three double bedrooms. According to the vendor, the loft space offers excellent potential for conversion, with Velux windows already in place—providing the opportunity to create an additional bedroom (subject to planning consent – STPC).

The bathroom is located on the ground floor and has been updated to include a slipper bathtub, a bowl basin set upon a vanity unit, and a WC.

OUTSIDE:

The walled, south-facing rear garden extends over 80ft and is mainly laid to lawn. There are dedicated areas for alfresco dining, while mature trees at the far end provide gentle shade in this sunny and private garden.

A brick-built outbuilding with electricity offers ample storage space and could easily serve as the perfect home office.



TOTAL FLOOR AREA: 1217 sq. ft (113 sq. m)



EPC RATING
E



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

