



POLLARD
ESTATES

11 London Road

Newington, ME9 7NP

Guide price £425,000



PRICE GUIDE £425,000 to £450,000. A beautifully improved three bedroom detached chalet bungalow that was formerly four bedrooms, with the current owners investing heavily over the past five years to create a thoughtfully reconfigured and stylish home. Features include a quality fitted kitchen, a downstairs contemporary four-piece bath/shower room, a bright and airy triple-aspect lounge, and a stunning south-facing private garden. Upstairs offers a superb sized bedroom with private en-suite WC, and a useful third bedroom. A standout feature is the roof-top terrace above the garage — an impressive social space rarely found in properties of this style. Ideally located close to Newington Station, local shops, a country pub and scenic countryside walks.

This beautiful property is perfectly located close to all local amenities including shops, doctor's surgeries, takeaways and a country pub. For families Newington CoE Primary is approx. 3/4 of a mile away and further afield there is a range of Primary, Secondary and Grammar schools. Newington train station offers direct links to London and the coast and with such easy access to the M2/M20 motorway network this is ideal for commuters.

Newington is also well-placed for accessing the nearby towns of Sittingbourne and Rainham, both just a short drive away. These towns provide a wider range of amenities, including shopping, dining, healthcare, and education options, along with mainline railway stations for convenient travel to London.

For those who enjoy outdoor activities, the surrounding countryside offers picturesque orchards and scenic walking trails, perfect for exploring and unwinding in the natural beauty of the area.



Steps Up To

Porch

Hallway

Lounge

17'6 x 14' (5.33m x 4.27m)

Kitchen/Diner

22'8 x 10'6 (max) (6.91m x 3.20m (max))

Bathroom

10'3 x 7'9 (max) (3.12m x 2.36m (max))

Bedroom 1

14' x 10'9 (4.27m x 3.28m)

Stairs Up From Dining Area

Bedroom 3

15'3 x 6'7 (4.65m x 2.01m)

Bedroom 2

18'3 x 15'2 (max) (5.56m x 4.62m (max))

L Shaped

En Suite WC

9'4 x 5' (2.84m x 1.52m)

Utility /Cupboard

6'1 x 5'1 (1.85m x 1.55m)

Garage

16'8 x 8'2 (5.08m x 2.49m)

Garden (South Facing)

approx 42' x 38' (approx 12.80m x 11.58m)

Important Notice -

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It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

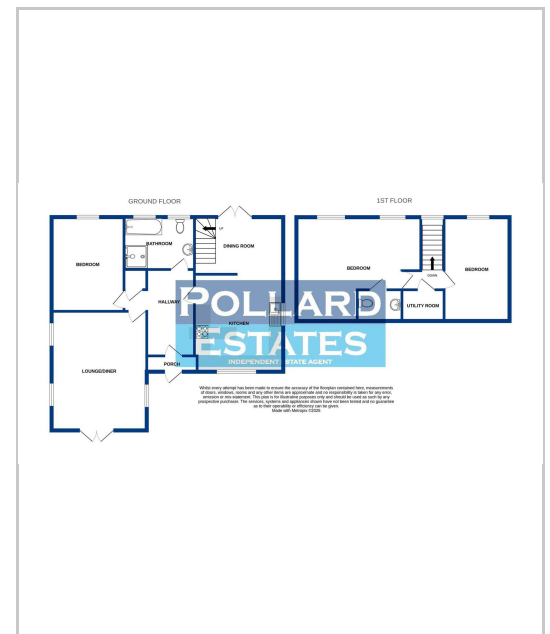
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Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

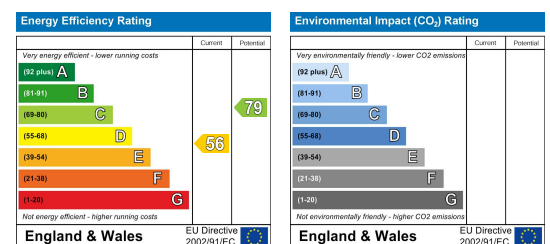
Area Map



Floor Plans



Energy Efficiency Graph



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