



Chestnut Street, Borden, Sittingbourne, , ME9 8BX

Price Range £725,000



**** PRICE RANGE: £725,000 - £750,000 **** The property is situated in a very popular residential area on the outskirts of Sittingbourne in the popular village of Borden. The immediate area has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities. There is very easy access to both the M2 and M20 motorways, providing fast travel to London and the Kent coastline.

The property was built in the late 1980's for our client's family, with the house being offered for sale for the first time since. The house was built to a very high standard, enjoying mellowed brick elevations under a tiled roof, having gas fired central heating and replacement double glazing, the character enhanced with leaded light glass to the front elevation. The rooms themselves are beautifully proportioned and arranged on two floors providing excellent family accommodation. The house itself stands on a generous plot with well-established and well-stocked gardens with a number of mature trees. An internal inspection of this delightful family home is thoroughly recommended by the sole selling agents. **NO FORWARD CHAIN.** Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



ACCOMMODATION

First Floor:

Part glazed double doors open to ...

Entrance Porch

Further glazed panelled doors open to ...

Reception Hall

Attractive oak laminate flooring. Elegant staircase to first floor.

Cloakroom

Low level WC. Wash hand basin within vanity unit. Tiled flooring. Double glazed window to side elevation.

Sitting Room

A beautifully proportioned principal room with attractive central fireplace with fitted wood burning stove. Double glazed patio doors open to the garden. Double glazed double doors opening to ...

Conservatory

Triple aspect. Tiled flooring. Double glazed double doors opening to rear garden.

Dining Room

Oak laminate flooring. Double glazed leaded light window to front elevation.

Study

Oak laminate flooring. Double glazed leaded light window to front elevation.

Kitchen

Double aspect double glazed windows to rear and side elevations. A well-fitted kitchen with an excellent range of work surfaces having cupboards and drawers under. Inset twin bowl sink unit with mixer tap, side drainer and cupboards beneath. A range of wall cupboards. Stoves 5-ring gas hob with extractor fan over. De Dietrich double oven and grill. AEG dishwasher. Integrated fridge. Part tiled walls. Door to ...

Utility Room

Sink unit with work surface and cupboards under. Integrated fridge and freezer. Range of wall cupboards. Tiled flooring. Part tiled walls. Double glazed door to side access.

First Floor:

Spacious Reception Landing

Built-in storage cupboard. Airing cupboard housing twin hot water tanks. Access to insulated roof space via retractable ladder. The loft is part boarded and has electric light.

Principal Bedroom

Enjoying double aspect with double glazed windows to side and rear elevations. Built-in furniture including wardrobe cupboards, high-level storage cupboards and dressing table. Door to ...

• En-suite Bathroom

Spa bath. Shower cubicle with Mira shower unit. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled walls. Shaver point. Extractor fan. Double glazed window to side elevation.

Bedroom Two

Double glazed leaded light window to front elevation. Range of built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle with New Team shower unit. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring. Light and shaver point. Heated towel rail. Double glazed window to side elevation.

Bedroom Three

Double glazed leaded light windows to front elevation. Range of built-in wardrobe cupboards.

Bedroom Four

Double glazed window to rear elevation. Built-in wardrobe cupboards.

Bedroom Five

Double glazed window to rear elevation.

Family Bathroom

Panelled bath with mixer tap. Shower cubicle with Aqualisa shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Shaver point. Part tiled walls. Tiled flooring. Double glazed leaded light window to front elevation.

EXTERNALLY

An extensive block paver driveway provides excellent parking and, in turn, gives access to ...

Attached Double Garage

Two electronically operated up and over doors to front. Personal door to rear. Window to rear. Two wall-mounted Baxi gas fired boilers providing central heating and domestic hot water.

Gardens

The FRONT GARDEN has well-screened boundaries with mature shrubs and trees. Side access leads to a very good sized REAR GARDEN with an extensive terrace immediately behind the house with steps leading up to an area of lawn with well-stocked flower and herbaceous borders. A former vegetable garden. The gardens have a variety of both specimen and ornamental trees including a mature oak, maple and sweet chestnut. Set in the gardens are three substantial garden sheds and a greenhouse. The gardens themselves offer a lovely private setting and are a feature to the house.

VIEWING

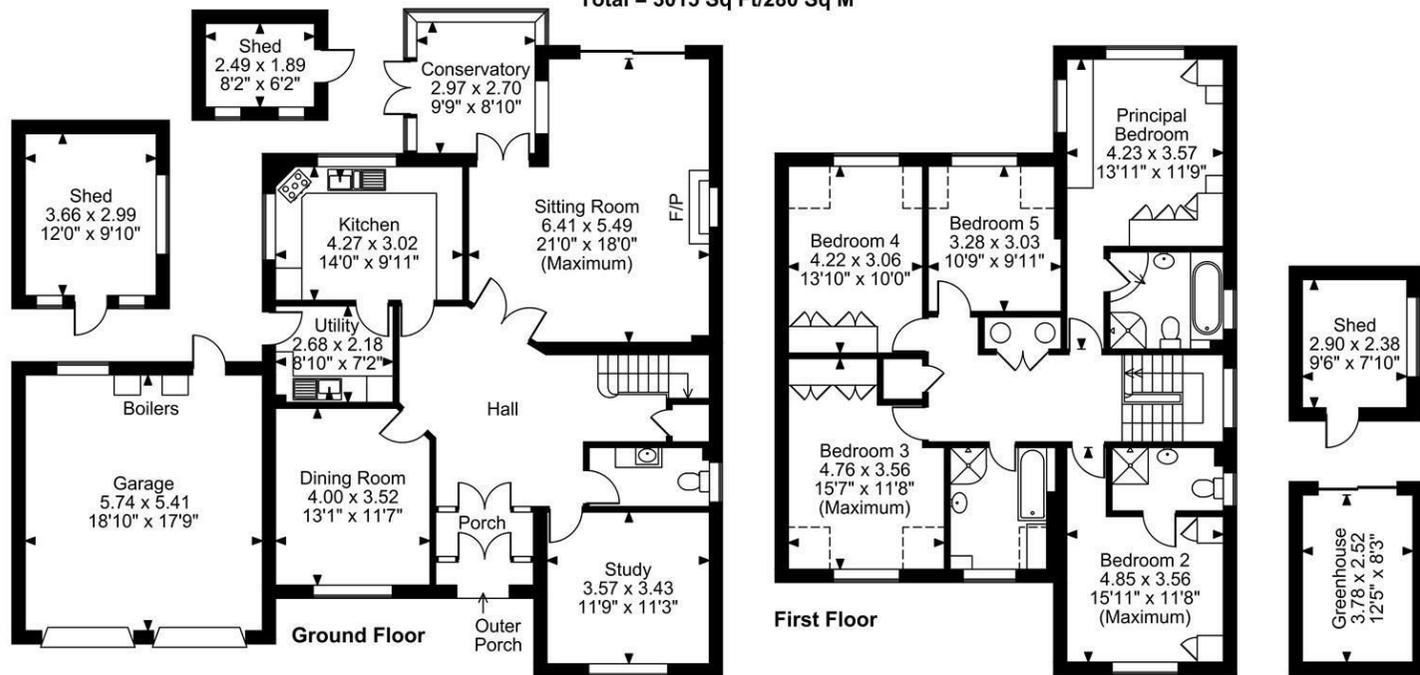
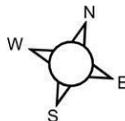
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Oak Lodge, Chestnut Street, Borden, Sittingbourne
Approximate Gross Internal Area
Main House = 2335 Sq Ft/217 Sq M
Garage = 334 Sq Ft/31 Sq M
Outbuildings = 346 Sq Ft/32 Sq M
Total = 3015 Sq Ft/280 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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