

Colfe Way, Sittingbourne

**Offers Over £260,000**



## Key Features

- Two Bedroom Semi-Detached House
- private garage and driveway parking
- Bright lounge with double doors opening to garden
- Modern fitted kitchen with practical layout
- Compact, low-maintenance rear garden
- Located in a quiet, family-friendly residential area
- Walking distance to Kemsley Station (0.4 miles) and local schools
- Ideal first-time buy or downsize opportunity
- EPC Grade D (52)
- Council Tax Band C

## Property Summary

Perfectly positioned in a quiet residential setting, this well-kept two-bedroom semi-detached house offers a fantastic opportunity for buyers seeking a smart, manageable home with great long-term potential. Whether you're just starting out or looking to downsize without compromising on comfort, this property delivers space, storage, and convenience in equal measure.



## Hallway

## Lounge

12'11 x 12'10

## Kitchen

9'3 x 6'10

## Bedroom One

13'0 x 11'1

## Bedroom Two

8'11 x 6'3

## Bathroom

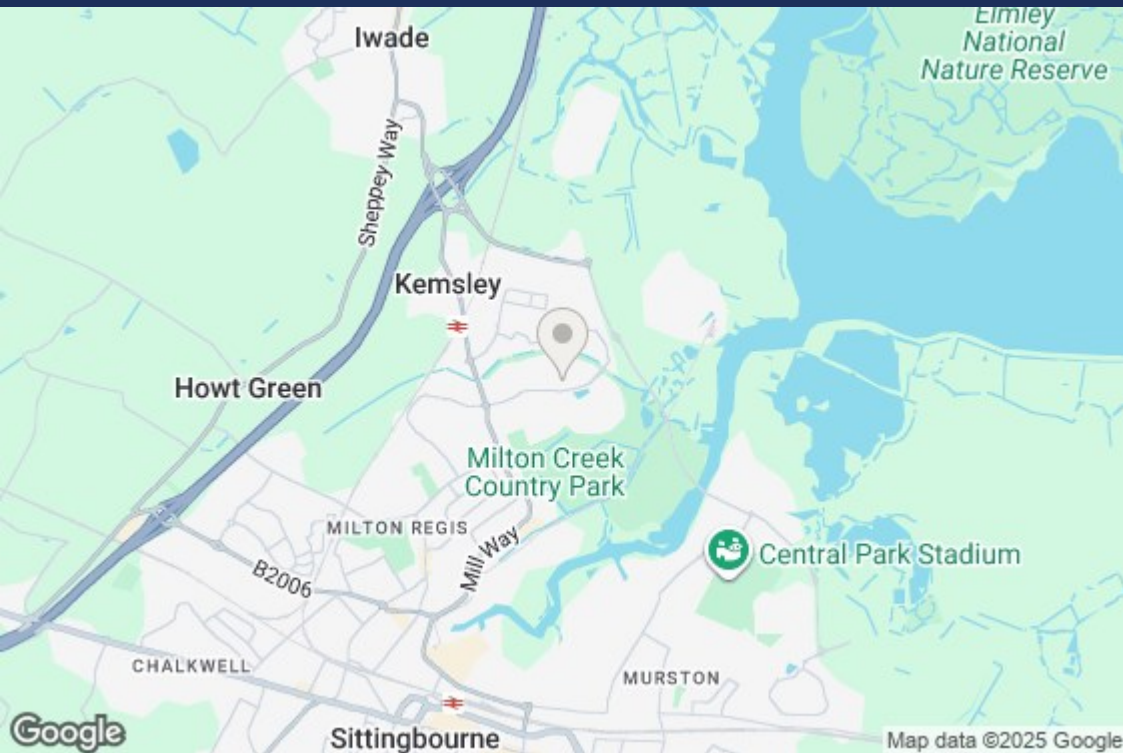
6'7 x 6'2

## Property Overview

To the front, the home benefits from off-street parking and a private garage to the side, ideal for additional storage or secure vehicle access. Step inside to find a modern kitchen and a welcoming lounge/diner, with double doors opening to a compact, low-maintenance garden—perfect for a morning coffee or easy outdoor upkeep.

Upstairs, both bedrooms are well-proportioned and feature built-in cupboards, offering practical storage solutions often missing from similar homes. A clean, modern bathroom completes the layout, making this a truly move-in ready home.

Well-suited to first-time buyers, young couples, or those seeking a low-fuss lifestyle, this property combines simplicity with functionality, in a location that's close to local amenities, schools, and commuter links.



## About The Area

Located in the peaceful, residential area of Kemsley, 18 Colfe Way offers excellent convenience for day-to-day living. Families benefit from several nearby schools, including Kemsley Primary Academy just 0.4 miles away, while commuters enjoy easy access to Kemsley Station (0.4 miles) and Sittingbourne Station (1.3 miles) with direct links to London. Local amenities, including Lidl and The Forum Shopping Centre, are within a 5-minute drive, and Milton Creek Country Park offers scenic green space just 1.5 miles away. With bus stops around the corner and Sittingbourne Memorial Hospital only 1.2 miles away, the area blends suburban quiet with practical, well-connected living.

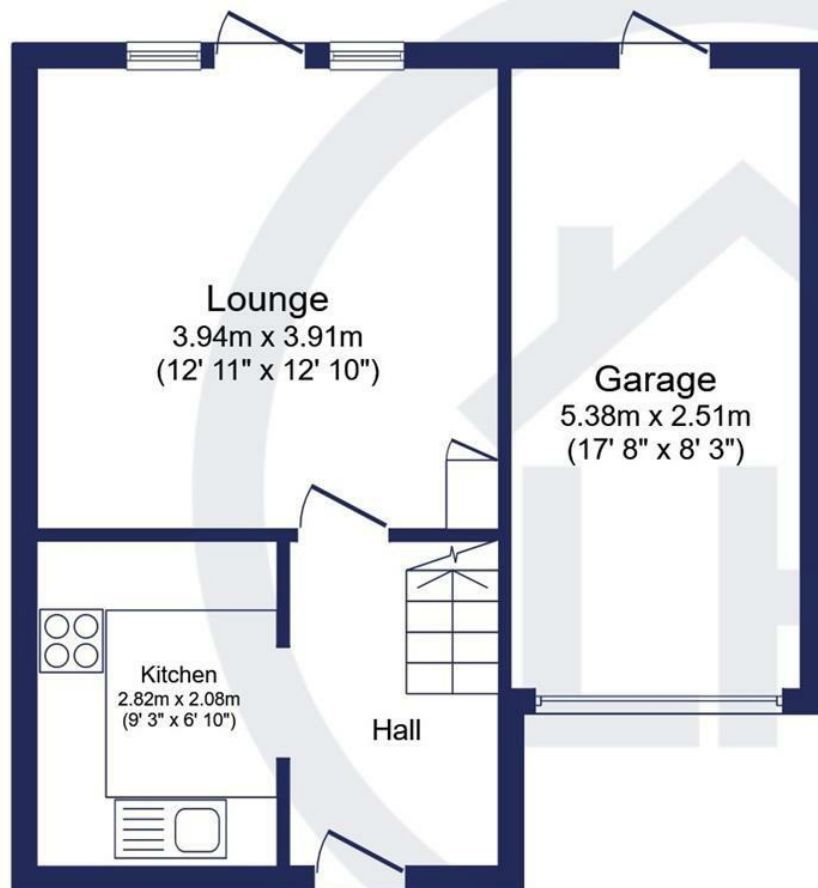
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

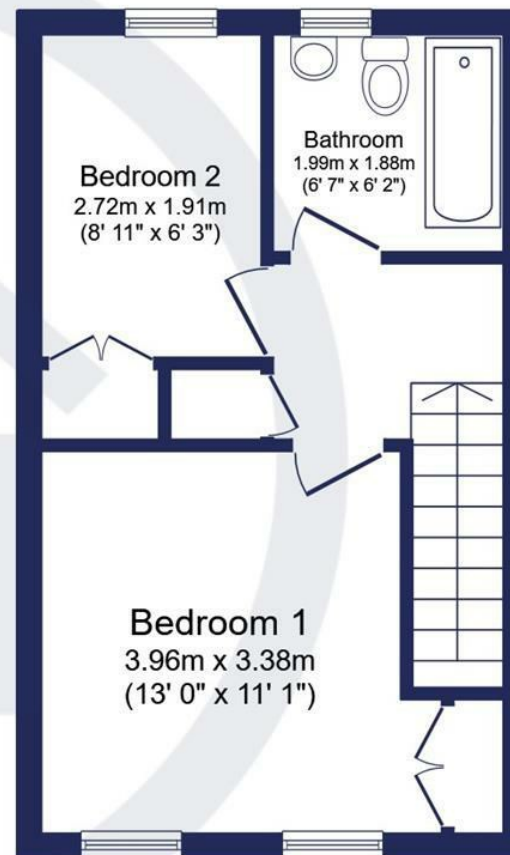
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### Ground Floor

Floor area 41.8 sq.m. (449 sq.ft.)

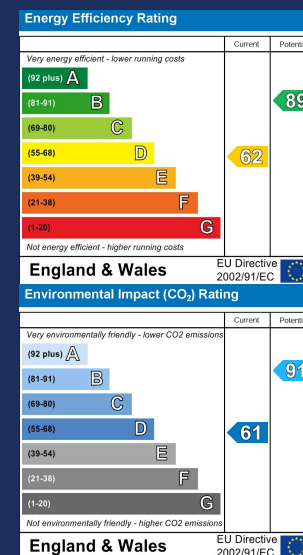


### First Floor

Floor area 27.7 sq.m. (298 sq.ft.)

**Total floor area: 69.4 sq.m. (747 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

