



Asking Price £550,000

Argent Way, Sittingbourne

Bedrooms: 4    Living Spaces: 2    Bathrooms: 3



# Summary of Argent Way

Tucked away in a private, close-like setting shared with just four other homes, this substantial four-bedroom detached property offers exceptional space, a detached double garage, and a versatile garden office, all set on a generous plot with huge potential to personalise and add value.

## Key Features

- Detached Four Bedroom House
- Double Driveway & Double Garage
- Excellent size for a family home!
- Located In the popular Sonora Fields
- Huge Kitchen / Diner
- Four well Proportioned bedrooms.
- Quick Easy Access to the A249
- Study With Power In rear Garden
- EPC Awaited
- Council Tax Band F



## Property Description

Positioned within a quiet offshoot just off Argent Way, this impressive detached home offers the feel of a private close while still benefiting from excellent access and convenience. Set back with a generous driveway and detached double garage, the property immediately presents itself as a substantial family home with real presence.

Internally, the home offers fantastic proportions throughout. A welcoming entrance hall provides access to a spacious main reception room to the front, ideal as a formal living space. To the rear, the true heart of the home is the extended kitchen/breakfast room, opening through to a bright and airy family/dining space with skylights and garden views—perfect for modern family living and entertaining.

In addition, a second reception like area sits off the kitchen / diner offers flexibility as a playroom or further sitting room, whilst a utility room and downstairs W.C. complete the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Externally, the rear garden is a real highlight, generous in size and designed for both relaxation and practicality. A standout feature is the detached garden office/studio, offering an ideal space for home working, hobbies, or a private retreat away from the main house.

The property is presented in a condition that allows for immediate occupation, whilst offering scope for cosmetic updating—making it an excellent opportunity for buyers looking to put their own stamp on a sizeable family home.

## About The Area

Argent Way is ideally positioned on the outskirts of Sittingbourne, offering a fantastic balance between modern residential living and easy access to open countryside. The location is particularly popular with families and commuters alike, thanks to its quiet surroundings and excellent connectivity.

Sittingbourne town centre is just a short drive away, providing a wide range of everyday amenities including supermarkets, high street shops, cafés, restaurants, and leisure facilities. The nearby Forum Shopping Centre offers additional retail options, while larger supermarkets such as Tesco, Sainsbury's, and Morrisons are all within easy reach.

For commuters, Sittingbourne mainline railway station offers regular high-speed services to London St Pancras (from approximately 55 minutes), as well as routes to London Victoria and Canterbury. The A249 is also easily accessible, providing direct links to the M2 and M20, making travel across Kent and towards London straightforward.

Families are well served by a range of local schooling options, including both primary and secondary schools within close proximity, as well as grammar school options available in nearby towns such as Faversham and Maidstone.

The area also benefits from access to green spaces and countryside walks, with a number of nearby parks and rural routes perfect for outdoor activities. Milton Creek

Country Park is within easy reach, offering scenic walking trails, wildlife areas, and a peaceful escape from day-to-day life.

Overall, Argent Way offers a well-connected yet peaceful setting, making it an ideal location for those seeking a family-friendly environment with convenient access to transport links and local amenities.

## Lounge

6.20m x 3.38m (20'4 x 11'1)

## Kitchen / Diner

6.20m x 3.68m + 4.60m x 3.20m (20'4 x 12'1 + 15'1 x 10'6)

## Utility Room

## W/C

## Bedroom One

3.58m x 3.48m (11'9 x 11'5)

## En-Suite

## Bedroom Two

3.51m x 3.40m (11'6 x 11'2)

## Bedroom Three

3.23m x 2.57m (10'7 x 8'5)

## Bedroom Four

3.81m x 2.82m (12'6 x 9'3)

## Family Bathroom

## 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.

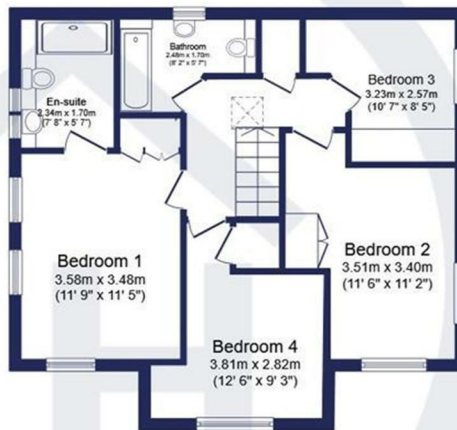
**- Lets Keep It Local, Lets Keep It!**





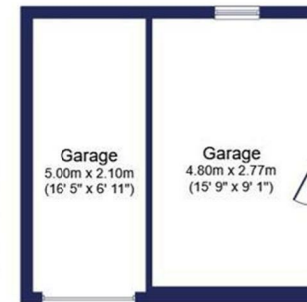
### Ground Floor

Floor area 68.5 sq.m. (737 sq.ft.)



### First Floor

Floor area 52.5 sq.m. (565 sq.ft.)



### Garage

Floor area 25.2 sq.m. (271 sq.ft.)

**Total floor area: 146.1 sq.m. (1,573 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



LambornHill 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.

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

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

