



Guide Price £425,000

Park Avenue, Sittingbourne

Bedrooms: 3    Living Spaces: 2    Bathrooms: 1



# Summary of Park Avenue

\*\*\* Guide Price £425,000 - £450,000 \*\*\*

Situated in a well-established and extremely popular location on Park Avenue in Sittingbourne, this charming three bedroom semi-detached home offers generous living space, a substantial frontage with ample parking, and a beautifully maintained rear garden, making it an ideal choice for families or those looking to upsize.

## Key Features

- Three Bedroom Semi-Detached
- Extremely popular south Sittingbourne location
- Bay Fronted Lounge
- Ample parking for several cars.
- Excellent potential for modernising
- Two reception rooms
- Ideal family home
- No Chain
- EPC Grade C (69)
- Council tax Band D



## Property Description

The property has a warm and welcoming feel throughout, with well-proportioned rooms and a practical layout. The ground floor comprises an entrance hall, a bright and comfortable lounge to the front featuring a bay window, and a separate dining room to the rear, perfect for family meals or entertaining guests. The kitchen is positioned to the rear of the property and offers a functional space with direct access out to the garden.

Upstairs, there are three bedrooms, including two good-sized doubles and a third bedroom ideal as a child's room, home office or dressing room. A family bathroom completes the first floor.

Externally, the home really comes into its own. To the front, there is a large driveway providing off-road parking for multiple vehicles, framed by mature planting which gives the property excellent kerb appeal. To the rear, the garden is a standout feature, generous in size and thoughtfully arranged with a patio seating area leading onto a well-kept lawn, surrounded by established borders and greenery.

A particularly useful addition is the near full-width shed, cleverly positioned to the rear and partially screened by mature planting, providing excellent storage or potential for workshop use without compromising the overall feel of the garden.

Overall, this is a well-cared-for home with plenty of potential, offering space both inside and out, in a popular Sittingbourne location close to local amenities, schools and transport links.

## About The Area

Park Avenue is a well-established residential road in Sittingbourne, popular for its convenient location and easy access to both the town centre and surrounding amenities. Sittingbourne offers a wide range of facilities including supermarkets, high street shops, cafés, restaurants and leisure options, making it a practical and well-served place to live.

For families, the area benefits from a selection of primary and secondary schools, along with nearby parks and open spaces. With Tunstall, Borden and other local green areas provide pleasant walking routes and outdoor space to enjoy.

Commuters are well catered for, with Sittingbourne mainline railway station offering regular services to London Victoria, London St Pancras (via High Speed) and Canterbury. The A2 and M2 are also easily accessible, providing

straightforward road links across Kent and towards London.

Sittingbourne is ideally positioned for exploring the Kent coastline, with destinations such as Whitstable and Sheerness within easy reach, while the surrounding countryside offers a more relaxed pace of life. Combining strong transport links with everyday convenience, Park Avenue is a great location for a wide range of buyers.

## - Entrance Hall

### Lounge

3.71m x 4.22m (12'2 x 13'10)

### Dining Room

3.33m x 3.63m (10'11 x 11'11)

### Kitchen

2.24m x 2.77m (7'4 x 9'1)

## - Landing

### Bedroom One

3.71m x 3.66m (12'2 x 12')

### Bedroom Two

3.35m x 3.63m (11'0 x 11'11)

### Bedroom Three

2.29m x 2.69m (7'6 x 8'10)

## 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 LambornHill





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>	<b>69</b>	<b>77</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total floor area: 99.9 sq.m. (1,076 sq.ft.)

**Ground Floor**

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

**First Floor**



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