



Offers Over £325,000

Foxgrove, Sittingbourne

Bedrooms: 3 Living Spaces: 2 Bathrooms: 1



Summary of Foxgrove

A well-maintained three-bedroom semi-detached home with driveway parking for two cars, a garage and a bright conservatory overlooking the rear garden, offering spacious living accommodation and fantastic potential for modernisation. Perfect for buyers looking to create a home tailored to their own taste in a popular Sittingbourne location.

Key Features

- Three-bedroom semi-detached family home
- Driveway parking for two vehicles
- Garage providing additional parking or storage
- Spacious lounge with feature fireplace
- Separate dining area ideal for family meals and entertaining
- Bright conservatory overlooking the rear garden
- Well-proportioned bedrooms including built-in storage to the principal room
- Manageable rear garden ideal for relaxing or light gardening
- EPC Rating Awaiting
- Council Tax Band C



Property Description

Situated within a quiet residential area of Sittingbourne, this well-proportioned three-bedroom semi-detached home with garage and driveway parking for two vehicles offers excellent potential for buyers looking to modernise and create a home tailored to their own taste.

The property is well maintained throughout and has clearly been cared for over the years, although the décor now offers an opportunity for a new owner to update and personalise the space.

Internally, the home opens into a welcoming entrance hall leading through to a generous lounge, featuring a fireplace that creates a natural focal point to the room and provides a comfortable space for relaxing.

To the rear of the property, the accommodation flows into a separate dining area, which connects nicely with the kitchen and provides an ideal setting for family meals or entertaining guests. Beyond this, a conservatory offers an additional reception space overlooking the garden, creating a bright and versatile area that can be enjoyed throughout much of the year.

The kitchen provides ample storage and worktop space and is perfectly functional as it stands, while also presenting scope for modernisation to suit contemporary living.

Upstairs, the property offers three bedrooms, including a comfortable principal bedroom with built-in storage, a second double bedroom, and a third room that would work well as a child's bedroom, guest room or home office. These are served by a family bathroom fitted with a bath and overhead shower.

Externally, the rear garden offers a manageable outdoor space ideal for relaxing or light gardening, while to the front the property benefits from driveway parking for two vehicles alongside a garage, providing additional parking or useful storage.

Overall, this is a solid and well-cared-for home with fantastic potential, ideal for buyers who are looking for a property they can update over time while already benefiting from generous living space, parking and a convenient Sittingbourne location.

About The Area

Foxgrove is a well-established residential area located on the northern side of Sittingbourne, offering a quiet neighbourhood setting while still being conveniently close to the town centre. The area is popular with families and commuters thanks to its combination of residential comfort, nearby schools and accessible transport links.

Sittingbourne town centre is just a short distance away and provides a wide selection of shops, supermarkets, cafés and restaurants, along with leisure facilities and everyday amenities. The town has continued to grow in recent years, making it an increasingly attractive location for buyers looking for good value within commuting distance of London.

For commuters, Sittingbourne railway station offers regular services to London Victoria, as well as high-speed connections to London St Pancras, making travel to the capital straightforward. Road users also benefit from easy access to the A2 and the M2

motorway, connecting Sittingbourne to Canterbury, Maidstone and the wider Kent road network.

The area is also well served by a number of primary and secondary schools, along with local parks and green spaces that provide opportunities for outdoor recreation. For those who enjoy exploring further afield, the surrounding Kent countryside and nearby coastal destinations such as Whitstable, Herne Bay and the Isle of Sheppey are all within easy driving distance.

Overall, Foxgrove offers a convenient and family-friendly location, combining good transport links, local amenities and access to both countryside and coast.

Lounge

4.39m x 3.81m (14'5 x 12'6)

Kitchen / Dining Room

4.75m x 3.20m (15'7 x 10'6)

Conservatory

2.97m x 2.84m (9'9 x 9'4)

Bedroom One

4.24m x 2.87m (13'11 x 9'5)

Bedroom Two

3.45m x 2.57m (11'4 x 8'5)

Bedroom Three

2.57m x 2.44m (8'5 x 8'0)

Landing

Bathroom

2.11m x 1.68m (6'11 x 5'6)

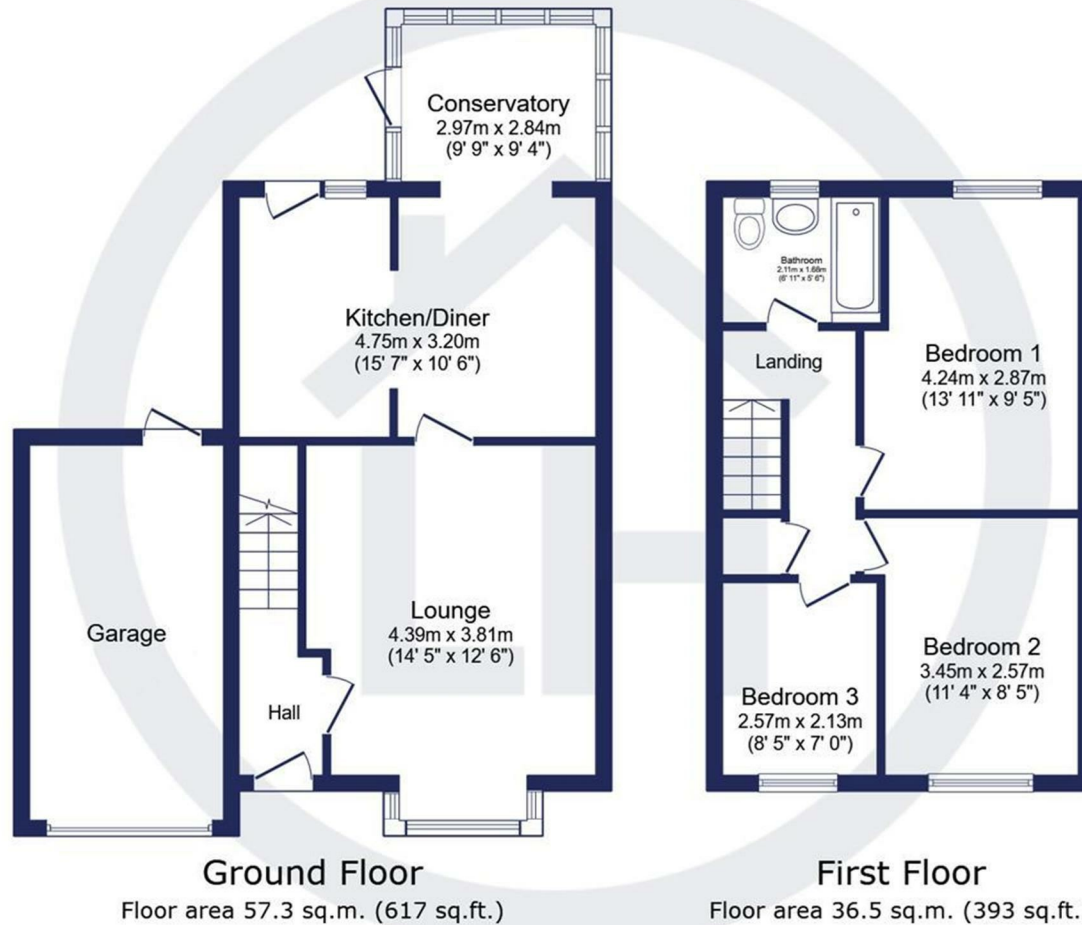
About LambornHill

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



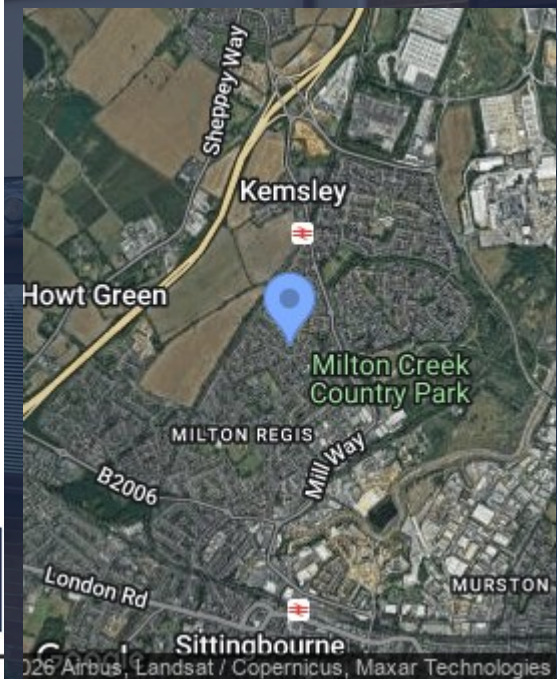


Total floor area: 93.9 sq.m. (1,010 sq.ft.)

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

