



Bond Road, Sittingbourne
Guide Price £350,000



Key Features

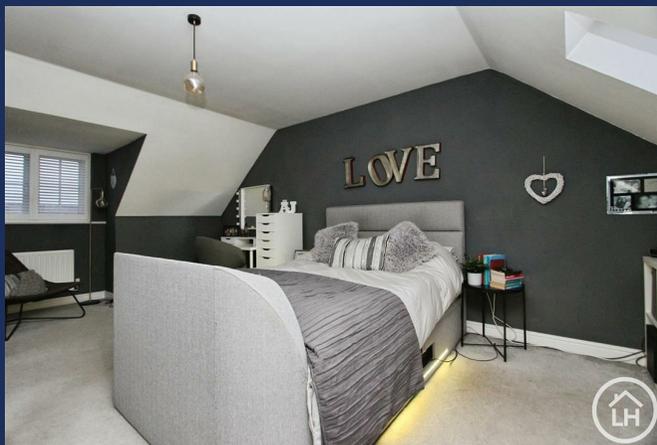
- Four well-proportioned bedrooms arranged over three floors
- Four bathrooms including multiple en-suites, ideal for families
- Private off-street parking, a strong differentiator in the area
- Excellent separation of communal and private spaces
- Convenient access to amenities, schools, and transport links
- Desirable residential location with broad market appeal
- Principal top-floor bedroom with en-suite, offering privacy and premium appeal
- Open-plan kitchen/dining space designed for modern living and entertaining
- EPC B (82)
- Council Tax Band D



Property Summary

*** Guide Price £350,000 - £375,000 ***

An exceptional opportunity to acquire a well-proportioned four-bedroom, four-bathroom property arranged over three floors, offering flexible accommodation ideally suited to family living.



Property Overview

The ground floor features a generous lounge alongside a modern open-plan kitchen/dining area, creating a practical and sociable living space. Additional ground-floor amenities include a utility/laundry room and a convenient shower room, enhancing day-to-day functionality.

The first floor hosts three well-sized bedrooms, one benefitting from an en-suite, complemented by a family bathroom. The top floor is dedicated to a spacious principal bedroom with its own en-suite, providing privacy and a premium feel.

Externally, the property benefits from private parking, a highly desirable feature that strengthens both rental and resale appeal.

About The Area

Bond Road is situated in a well-established residential location offering a strong balance of convenience, connectivity, and everyday amenities. The area continues to attract families, professionals, and renters alike, underpinned by consistent local demand and practical living appeal.

Residents benefit from easy access to local shops, supermarkets, cafés, and essential services, all within close proximity. A selection of well-regarded schools and educational facilities nearby further enhances long-term desirability for family occupiers.

Transport links are a key strength, with excellent road connectivity providing straightforward access to surrounding districts and key employment hubs. Public transport options are readily available, supporting smooth commuting and increasing appeal to professional tenants.

Green spaces and leisure facilities are also close at hand, offering opportunities for outdoor activity and recreation — a valuable lifestyle feature that complements the area's urban convenience.

Overall, the location supports a broad occupier profile, combining accessibility, amenities, and livability, making it a dependable and attractive setting for both residential use and long-term investment.

Lounge

15'02 x 11'02

Kitchen Diner

13'06 x 8'02

Hallway

16'08 x 3'11

Downstairs Toilet

5'10 x 3'01

First Bedroom

19'11 x 15'07

En Suite (First Bedroom)

7'10 x 5'11

Second Bedroom

13'06 x 12'01

Third Bedroom

12'01 x 9'01

Fourth Bedroom

10'01 x 8'02

En-Suite

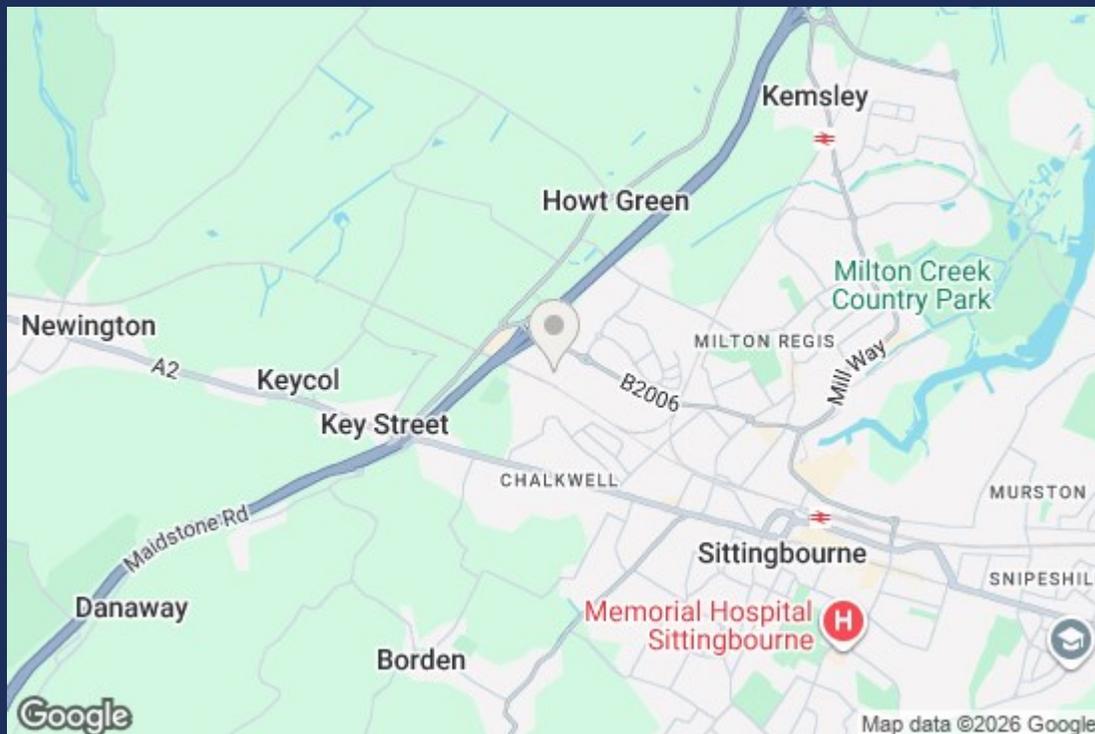
3'11 x 2'02

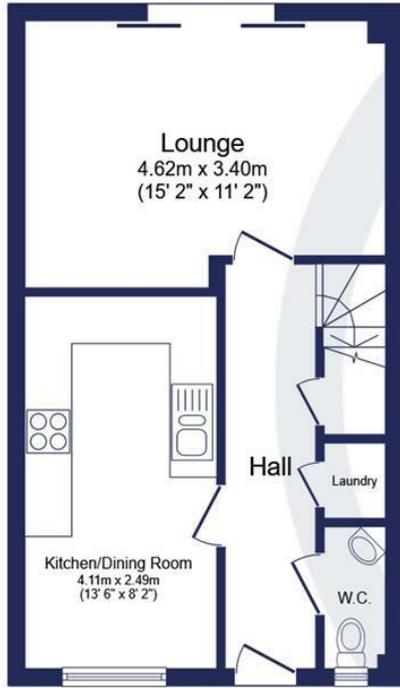
About LambornHill

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.

-Let's Keep It Local, Let's Keep It Lambornhill





Ground Floor

Floor area 37.7 sq.m. (406 sq.ft.)



First Floor

Floor area 48.0 sq.m. (517 sq.ft.)



Second Floor

Floor area 32.7 sq.m. (352 sq.ft.)

Total floor area: 118.4 sq.m. (1,274 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		82	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			