



*Family  
Homes*

Offers in excess of £250,000  
Palmerston Walk, Sittingbourne, ME10 3BT



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions



- 2 Bedrooms
- End Of Terrace House
- Open Plan Ground Floor
- Generously Sized
- Quiet Residential Area
- Shop At End Of Walkway
- 6 Miles To M2
- 10 Minutes To Town Centre
- Huge Corner Plot Garden

Situated in Palmerston Walk, this well-proportioned two-bedroom end-of-terrace property offers far more than your typical home in the area. Being **chain-free**, it presents an excellent opportunity for a smooth and swift purchase—ideal for both first-time buyers and investors alike.

## Accommodation

Arranged over two floors, the property boasts a spacious and airy feel throughout. The ground floor features a bright **open-plan living and kitchen area**, creating a modern and sociable layout. French doors from the living space open directly onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living.

Upstairs, the property offers a traditional layout with:

- A **generous double bedroom** to the front, complete with a useful storage cupboard
- A **versatile second bedroom** to the rear, currently a single but large enough to accommodate a double bed if required
- A **well-presented family bathroom** fitted with a white suite and shower over bath

## Outside Space

This property truly stands out with its **larger-than-average plot**. To the front, there is a laid-to-lawn garden with pathway access. The rear garden is particularly impressive—mainly laid to lawn with ample space for outdoor seating, a shed, or landscaping.

**Importantly, the substantial size of the garden offers significant development potential (subject to planning permission)**—making this a rare find for buyers looking to extend, add value, or explore future building opportunities.

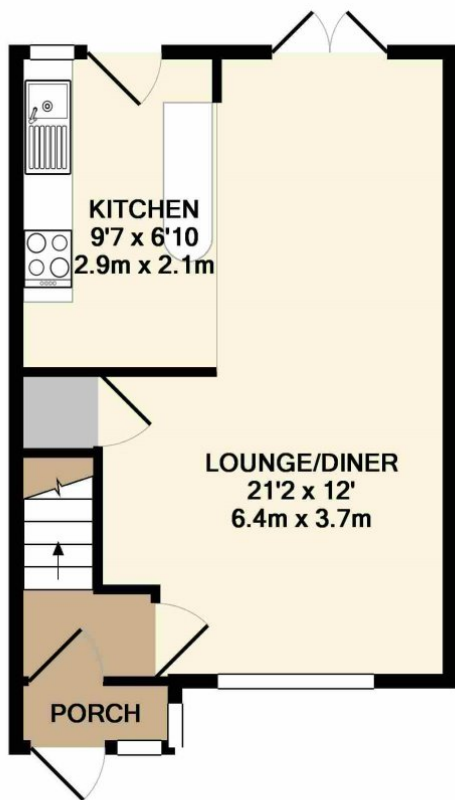
## Location

Palmerston Walk is a quiet pedestrian-friendly setting with no passing traffic, ideal for couples and families. The property is conveniently located within walking distance of well-regarded schools, including Lansdowne Primary School and The Sittingbourne School.

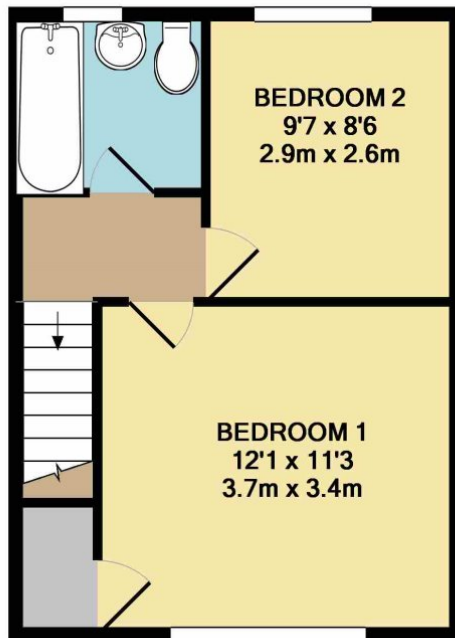
Excellent transport links are nearby:

- Easy access to the A2 with regular bus routes
- Sittingbourne mainline station approximately 1.4 miles away, offering direct links to London (around 1 hour) and Dover (around 40 minutes)
- Road connections via the M2 (6 miles) and M20 (11 miles)

Local amenities include a convenience store just moments away, with larger supermarkets, restaurants, and leisure facilities located in Sittingbourne town centre.



GROUND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		85	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	67		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England	EU Directive 2002/91/EC		England
			EU Directive 2002/91/EC

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