Guide Price £375,000

Swanstree Avenue, Sittingbourne

4 2 3

Summary of Swanstree Avenue

***Guide Price £375,000 - £425,000 ***

Four-bedroom detached family home • Generous plot • Spacious & flexible accommodation • Well-balanced layout • Multiple bathrooms • Ideal for modern family living • Excellent family accommodation • Versatile living space • Perfect for growing families • Great opportunity for those seeking a spacious detached home

Key Features

- Detached four bedroom family home
- Two en-suite bedrooms plus a family bathroom
- Spacious and well-planned kitchen ideal for everyday living
- Separate dining room offering flexible use
- Generous lounge with excellent natural light
- Practical ground floor W.C.
- Large Driveway
- A home that offers both space and long-term flexibility
- EPC C (78)
- Council Tax E

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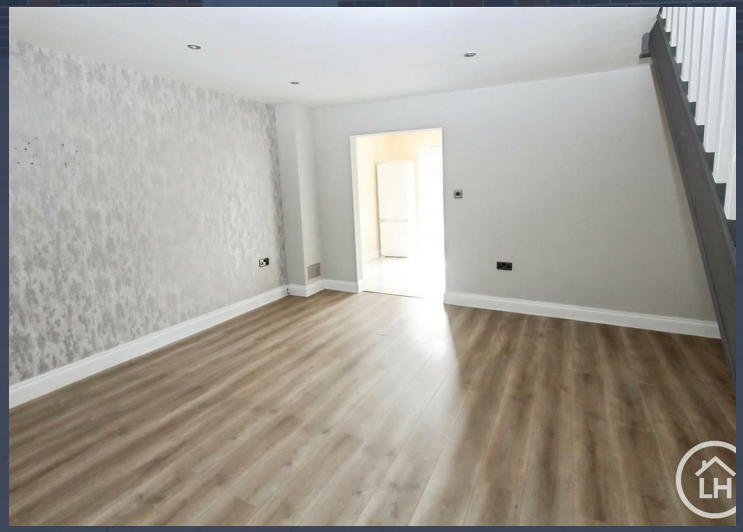

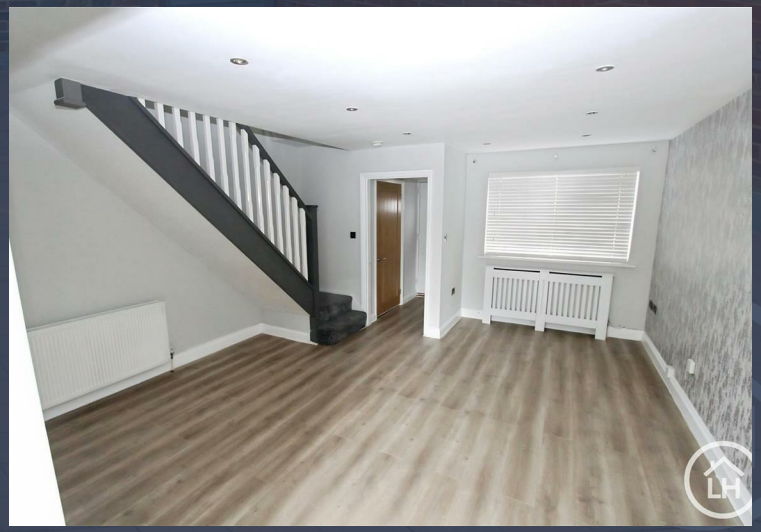

Property Overview

The ground floor is centred around a large kitchen, providing ample worktop and storage space and comfortably accommodating everyday family use as well as entertaining. Adjacent to the kitchen is a separate dining room, ideal for formal meals or adaptable as a home office or playroom. A spacious lounge sits to the front of the property, offering a comfortable and inviting living area with plenty of natural light. A ground floor W.C. completes the lower level, adding everyday practicality.

To the first floor, the property boasts four well-sized bedrooms, including a particularly generous main bedroom benefitting from its own en-suite bathroom. A second bedroom also enjoys en-suite facilities, making this an ideal layout for larger families, guests, or multi-generational living. A modern family bathroom serves the remaining bedrooms, ensuring convenience for all occupants.

About The Area

Swanstree Avenue is situated within a well-established and popular residential area, favoured by families and professionals alike for its welcoming community feel and everyday convenience. The surrounding neighbourhood offers a pleasant mix of quiet streets and accessible local amenities, creating an ideal balance between peaceful living and modern practicality.

A range of local shops, supermarkets, cafés and services are located within easy reach, catering for day-to-day needs, while larger retail and leisure facilities are available nearby for more extensive shopping and entertainment options.

The area is particularly appealing to families due to its access to well-regarded schools at both primary and secondary levels, along with nearby parks, green spaces and recreational facilities that encourage an active outdoor lifestyle.

For commuters, the location is well positioned with excellent transport links, providing straightforward access to surrounding towns and key motorway connections. Public transport options are also readily available, making travel both convenient and flexible.

Overall, Swanstree Avenue offers a desirable residential setting that combines community, convenience and connectivity — an ideal location for those seeking a comfortable and well-connected place to call home.

Dining Room

3.45m x 2.26m (11'04 x 7'05)

Lounge

4.65m x 4.62m (15'03 x 15'02)

Kitchen

6.88m x 4.83m (22'07 x 15'10)

Bedroom One

5.97m x 2.51m (19'07 x 8'03)

Bedroom Two

3.58m x 2.44m (11'09 x 8'0)

Bedroom Three

2.92m x 2.44m (9'07 x 8'0)

Bedroom Four

2.06m x 1.93m (6'09 x 6'04)

Ensuite

2.36m x 1.19m (7'09 x 3'11)

Ensuite

2.44m x 0.86m (8'0 x 2'10)

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.

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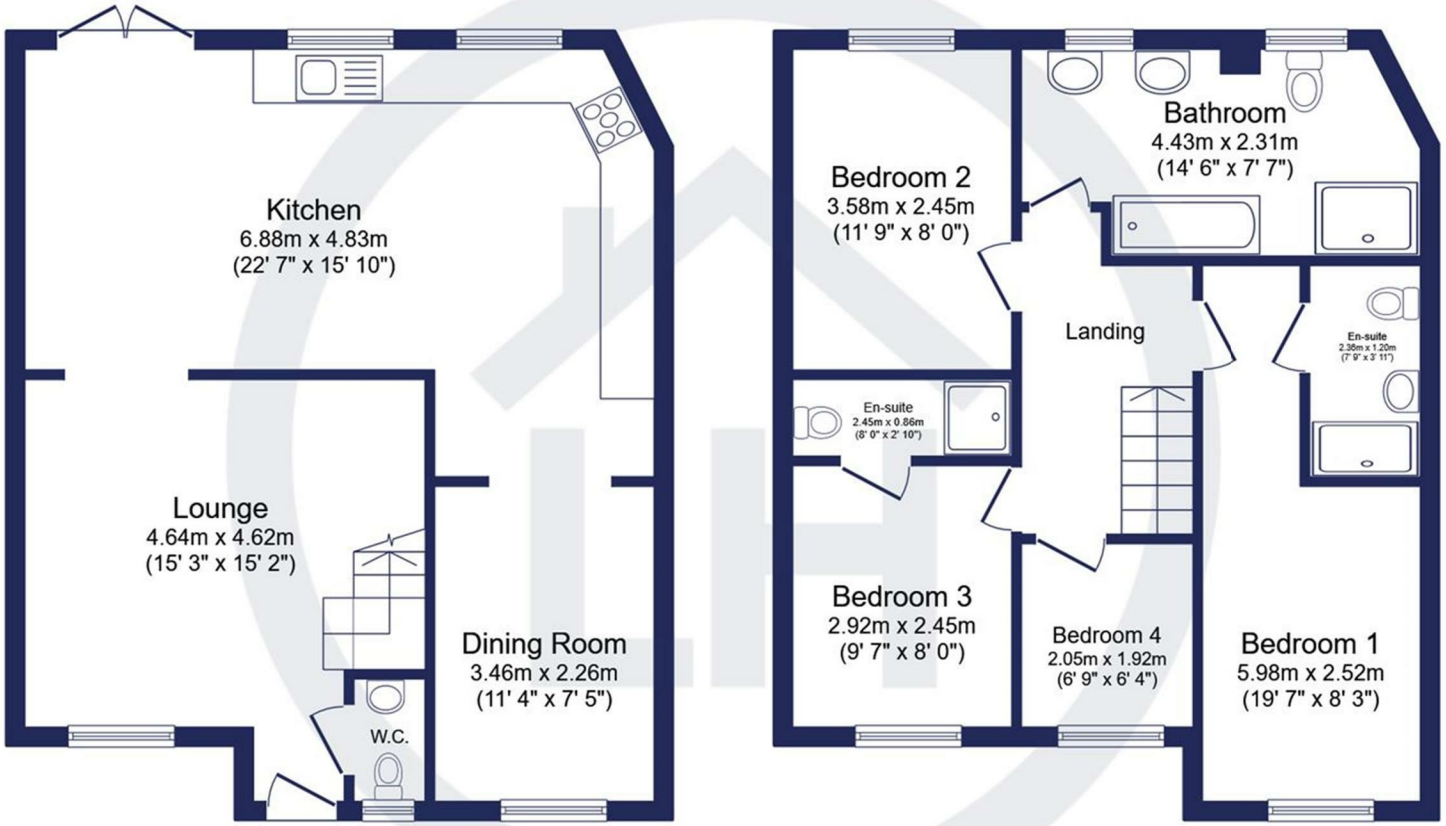

Ground Floor
Floor area 56.5 sq.m. (608 sq.ft.)

First Floor
Floor area 54.8 sq.m. (590 sq.ft.)

Total floor area: 111.3 sq.m. (1,199 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

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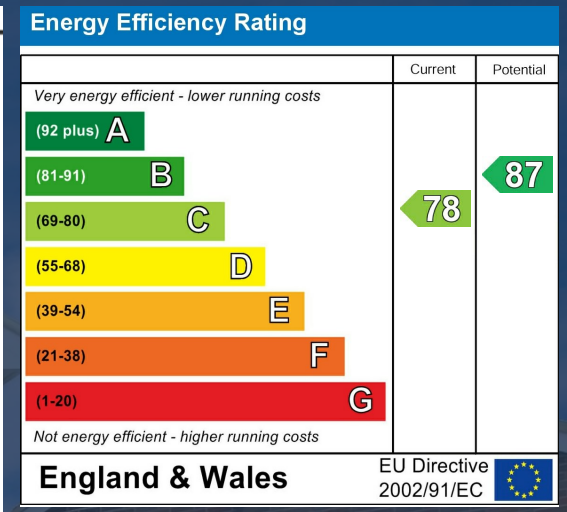

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