



**Connells**

Hall Close  
Sittingbourne



### Property Description

Connells are delighted to bring to market this extended 3-bedroom semi-detached family home, situated on a relaxed residential estate within walking distance of Sittingbourne town centre with no onward chain!

The property is well-connected, being situated close to local shops and a number of good schools. The town centre shopping facilities of Sittingbourne high street are also within a short walk, as well as the mainline train station connecting to central London within an hour.

Arrival at the property welcomes with a sizeable front driveway, with vehicular access to the side leading to a detached single garage and gated access through to garden. The enclosed rear has a private outlook, with low-maintenance lawn and secluded patio area.

Entry at the front door leads into an inviting hallway, with large front reception room leading off. This is light and airy thanks to near full-height bay window overlooking the frontage. Through to the modern and spacious kitchen-diner at the rear, this is again light and spacious thanks to the extended dining area with sliding patio door out to garden.

The 1st floor accommodation consists of 2 large double bedrooms and a 3rd single, as well as a modern family bathroom. The landing also offers loft access and an airing cupboard, featuring recently replaced brand-new combi boiler. Early viewing strongly advised.



## Entrance Hallway

## Front Reception Room

12' 2" x 12' 9" ( 3.71m x 3.89m )

## Kitchen-Diner

18' 7" x 16' 11" ( 5.66m x 5.16m )

L-Shaped.

## Master Bedroom

12' 3" x 10' 11" ( 3.73m x 3.33m )

## 2nd Bedroom

12' 3" x 11' ( 3.73m x 3.35m )

## 3rd Bedroom

8' 1" x 7' 6" ( 2.46m x 2.29m )

## Family Bathroom

8' 1" x 7' 6" ( 2.46m x 2.29m )

## Separate Toilet

5' 1" x 2' 6" ( 1.55m x 0.76m )

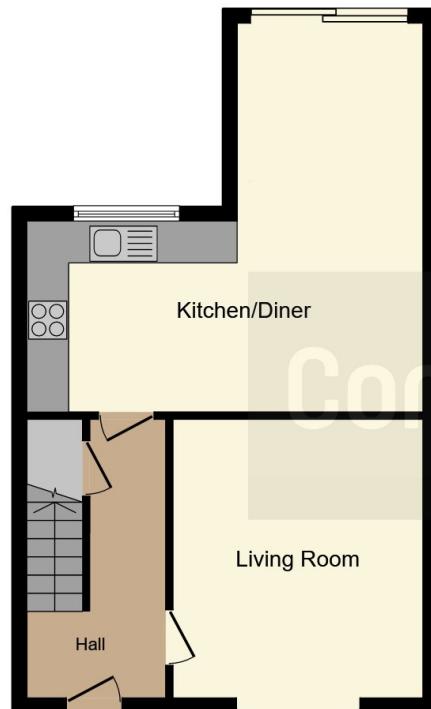
## Detached Single Garage

16' x 9' 7" ( 4.88m x 2.92m )









**Ground Floor**



**First 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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68 High Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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