



Frognal Gardens, Teynham

Offers Over £270,000

Key Features

- Three Well-Proportioned Bedrooms
- Rear Dining Area Overlooking Garden
- Scope to Improve
- Detached Garage with Additional Storage
- Walking Distance to Teynham Station
- Downstairs Wet Room
- Generous Parking Options
- Ideal for Downsizees or Semi-Rural Relocation
- EPC Rating C D (62 - Expired)
- Council Tax Band C

Property Summary

A rare opportunity to secure a spacious and well-positioned home in the heart of Teynham, offering a versatile layout, multiple parking options, and excellent potential to update and improve over time. With parking to the front and rear, a garage, and additional outdoor storage, this is an ideal long-term purchase for those seeking practicality and a quiet, community-focused setting — all within walking distance of local amenities and countryside walks.



Property Overview

Tucked away in the ever-popular Frognal Gardens development, this generous three-bedroom home is ready to move into but would benefit from some modernisation, giving you the perfect chance to make it your own, room by room.

To the front, the property offers a block-paved driveway with space for 1–2 vehicles, while to the rear you'll find a detached garage with an additional private parking bay in front. The garage also features an extended area, ideal for storing tools, bikes, or gardening equipment.

Inside, the layout is practical and well-proportioned. The entrance hall leads to a spacious front-facing lounge and a separate kitchen and dining area, opening directly onto the garden, great for entertaining or relaxing with the doors open in summer. A ground floor wet room adds extra functionality, particularly for those seeking future-proof convenience.

Upstairs, there are three good-sized bedrooms and a family bathroom. Each room is light and neutral, offering a blank canvas to reconfigure or redecorate to your tastes.

Whether you're downsizing, relocating to be near family, or seeking a low-maintenance project with solid long-term value, this home offers comfort, scope, and position in equal measure.

About The Area

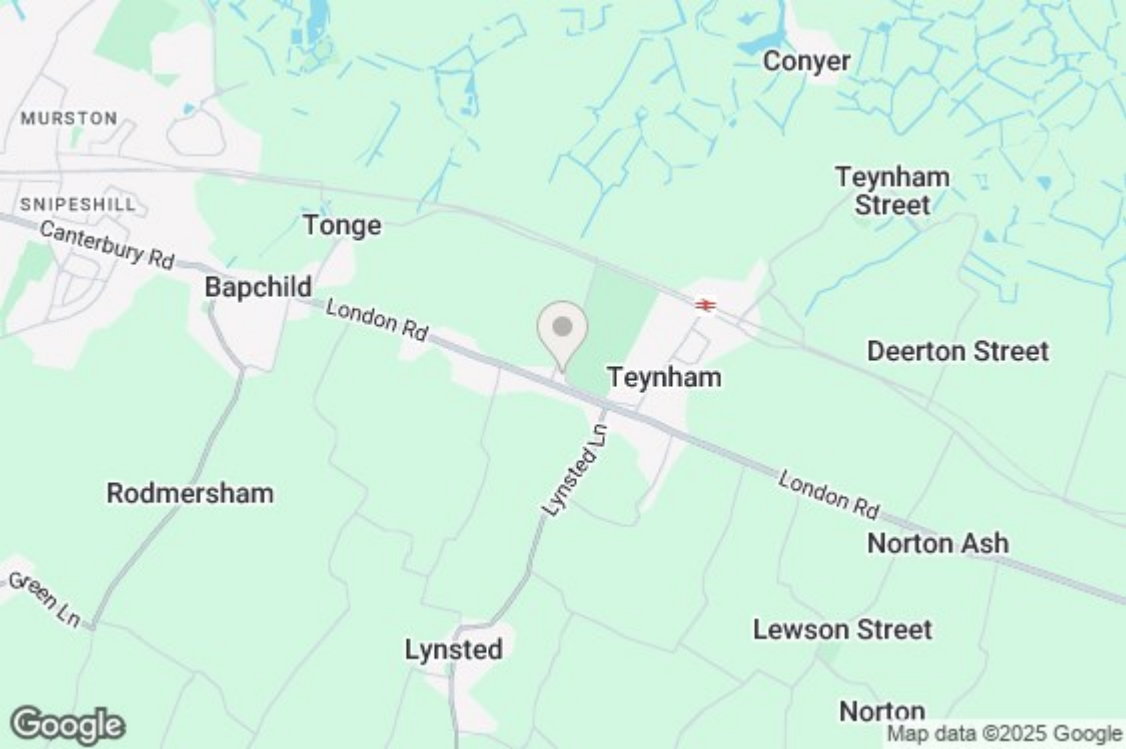
Frognal Gardens is located within the desirable village of Teynham, a semi-rural spot nestled between Sittingbourne and Faversham that has become increasingly sought-after for its balance of countryside charm and commuter convenience.

The village itself offers a range of amenities including a mainline railway station (just 0.7 miles away), providing direct access to London Victoria and Dover Priory, making it ideal for those needing access to the capital or the coast. Teynham also boasts a Co-op convenience store, pharmacy, takeaway options, and a well-rated primary school — all within walking distance.

For more comprehensive shopping, dining and leisure facilities, both Sittingbourne and Faversham are just a short drive away. The nearby A2 and M2 roads offer excellent road links towards London, Canterbury, and beyond.

What sets Teynham apart is its proximity to the beautiful Kent countryside and coastal walks. You'll find easy access to local orchards, scenic cycle routes, and nature reserves like Oare Marshes and Saxon Shore Way, perfect for those who enjoy the outdoors.

Frognal Gardens itself is a peaceful residential area popular with families and retirees alike, thanks to its quiet surroundings, neighbourly atmosphere, and easy access to green spaces and transport routes.



Lounge
16' x 11'11

Dining Room
8' x 10'3

Kitchen
10'10 x 8'4

Wet Room
3'9 x 10'5

Bedroom One
10' x 12'5

Bedroom Two
10'10 x 11'8

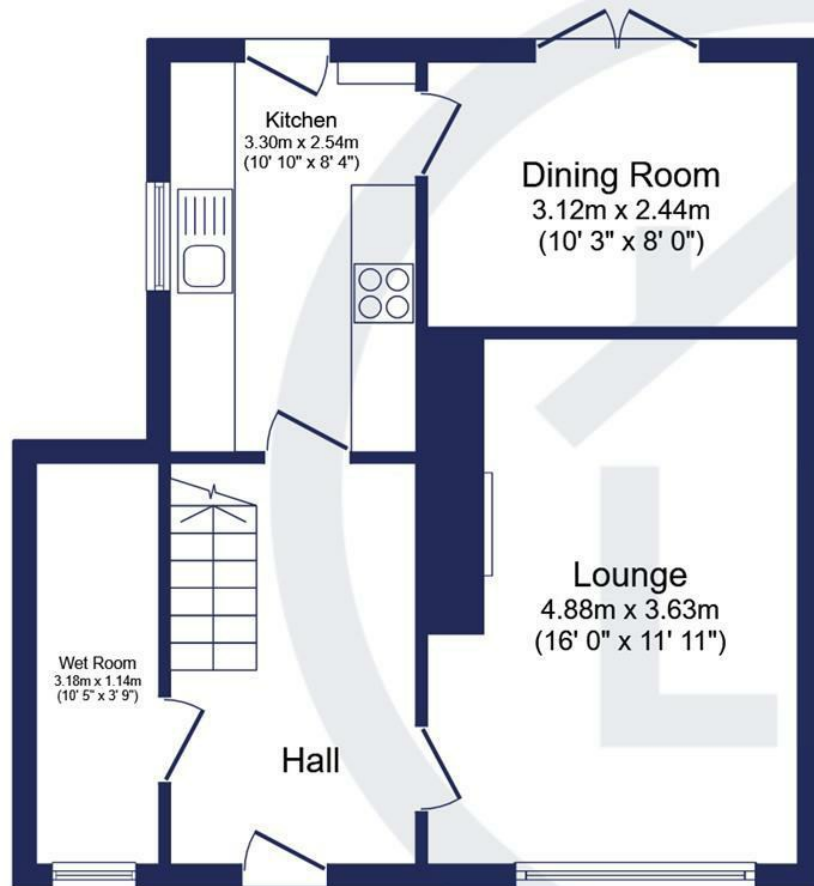
Bedroom Three
8'9 x 8'8

Bathroom
5'6 x 7'10

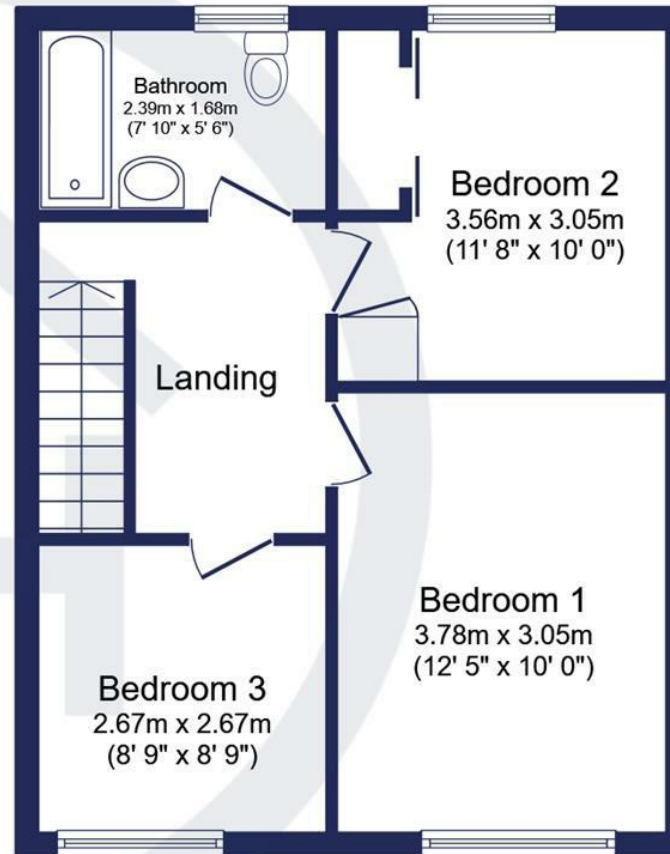
Garage



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Ground Floor
Floor area 47.9 sq.m. (516 sq.ft.)



First Floor
Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 91.2 sq.m. (981 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		83
(81-91) B		
(69-80) C		62
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill 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.

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