



Guide Price £350,000

Bond Road, Sittingbourne

Bedrooms: 4    Living Spaces: 2    Bathrooms: 4



# Summary of Bond Road

\*\*\* 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.

## 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 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

4.62m x 3.40m (15'02 x 11'02)

## Kitchen Diner

4.11m x 2.49m (13'06 x 8'02)

## Hallway

5.08m x 1.19m (16'08 x 3'11)

## Downstairs Toilet

1.78m x 0.94m (5'10 x 3'01)

## First Bedroom

6.07m x 4.75m (19'11 x 15'07)

## En Suite (First Bedroom)

2.39m x 1.80m (7'10 x 5'11)

## Second Bedroom

4.11m x 3.68m (13'06 x 12'01)

## Third Bedroom

3.68m x 2.77m (12'01 x 9'01)

## Fourth Bedroom

3.07m x 2.49m (10'01 x 8'02)

## En-Suite

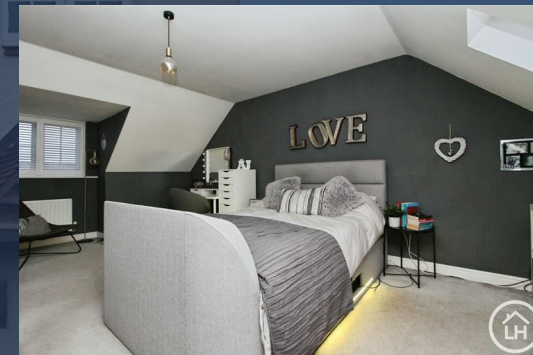
1.19m x 0.66m (3'11 x 2'02)

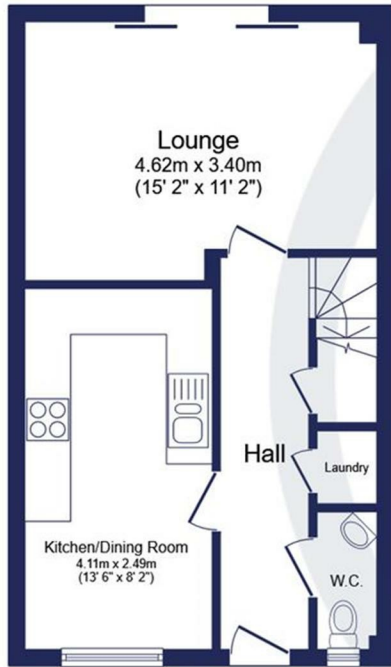
## About LambornHill

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.

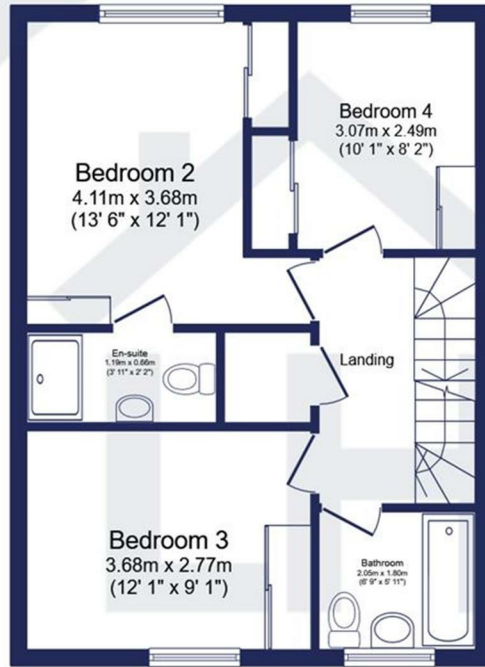
-Let's Keep It Local, Let's Keep It Lambornhill





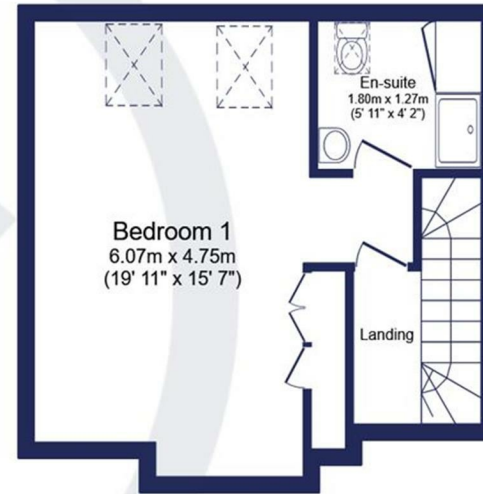
### Ground Floor

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



### First Floor

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



### Second Floor

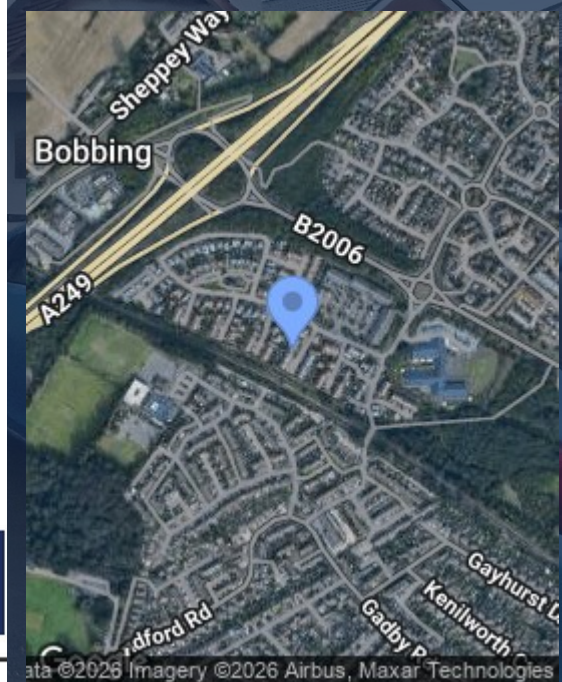
Floor area 32.7 sq.m. (352 sq.ft.)

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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



LambornHill 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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