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FOR SALE
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Colymor 1 Breach Lane

Lower Halstow • Sittingbourne

Price: £375,000



Colymor, 1 Breach Lane, Lower Halstow, ME9 7DL
£375,000

- 3 BEDROOM SEMI DETACHED HOUSE IN THE POPULAR VILLAGE LOCATION OF LOWER HALSTOW
- APPROX 1,104 SQ FT INCLUDING THE GARAGE
- EXTENDED ACCOMMODATION TO THE GROUND FLOOR
- GENEROUS SIZE PLOT WITH GARDEN APPROX. 70' X 60' WITH SIDE AND REAR ACCESS
- SUBJECT TO NECESSARY CONSENTS, POTENTIAL TO EXTEND!!
- NO ONWARD CHAIN!!
- GARAGE WITH ELECTRIC ROLLER DOOR AND DRIVEWAY FOR SEVERAL CARS
- DOWNSTAIRS WC
- IDEAL PROPERTY FOR THE GROWING PROPERTY
- EPC RATING "D"

Nestled in the charming village of Lower Halstow, this delightful semi-detached house on Breach Lane offers a perfect blend of comfort and convenience. Spanning an impressive 1,104 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The extended layout of the home is thoughtfully designed, ensuring a seamless flow between the living area and the kitchen, which is well-equipped for all your culinary needs.

The property boasts a first floor 3 piece bathroom, designed with both style and functionality in mind and a downstairs WC. Each bedroom is filled with natural light, creating a bright and airy feel throughout the home.

One of the standout features of this property is the ample parking space available for up to four vehicles, a rare find in many homes. This added convenience is sure to appeal to families or those with multiple vehicles.

The location in Lower Halstow is particularly attractive, offering a peaceful village lifestyle while still being within easy reach of Sittingbourne and Rainham and their amenities. With local shops, schools, and beautiful countryside nearby, this home is perfectly positioned for both relaxation and convenience.

In summary, this semi-detached house on Breach Lane is a wonderful opportunity for anyone looking to settle in a friendly community, with ample space and modern comforts. Don't miss the chance to make this lovely property your new home.

Entrance Hall
Composite entrance door, radiator, stair case to first floor

Lounge
18'11" max x 14'0" max (5.78m max x 4.27m max)
Double glazed window to front, radiator.

Kitchen/Breakfast Room
16'1" max x 13'11" red to 10'7" (4.91m max x 4.26m red to 3.23m)
Double glazed sliding patio doors to rear, 2 radiators. Fitted kitchen comprising base and eye level units with work surfaces over.

WC
Low level WC and vanity unit with inset sink unit. Frosted double glazed window to rear.

Landing
Access to loft space. Built in cupboard.

Bedroom 1
11'11" to front of wardrobes x 8'7" (3.65m to front of wardrobes x 2.64m)
Double glazed window to front, radiator, built in wardrobes.

Bedroom 2
14'0" x 6'11" (4.28m x 2.11m)
Double glazed window to rear, radiator.

Bedroom 3
9'8" x 5'10" (2.96m x 1.78m)
Double glazed window to side, built in cupboard.

Bathroom
Frosted double glazed window to side. White 3 piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail.

Exterior

Frontage
Driveway providing off road parking for several cars

Rear Garden
Good size garden of approx. 70' x 60' mainly laid laid to lawn with a paved patio area, established plants and shrubs,

Garage
Electric roller door.

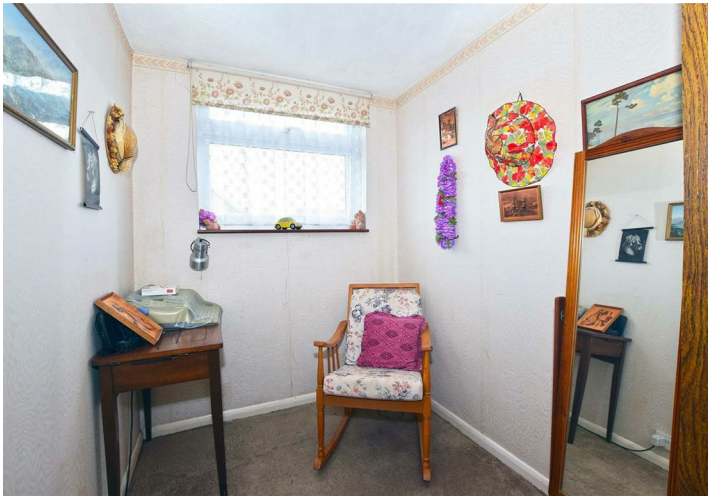
AML Charges
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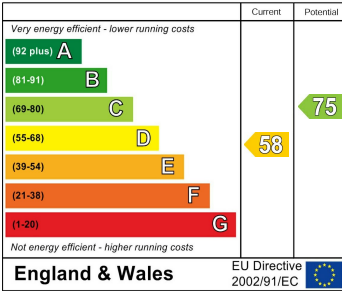
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
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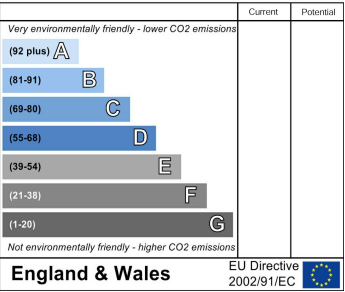
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Energy Efficiency Rating



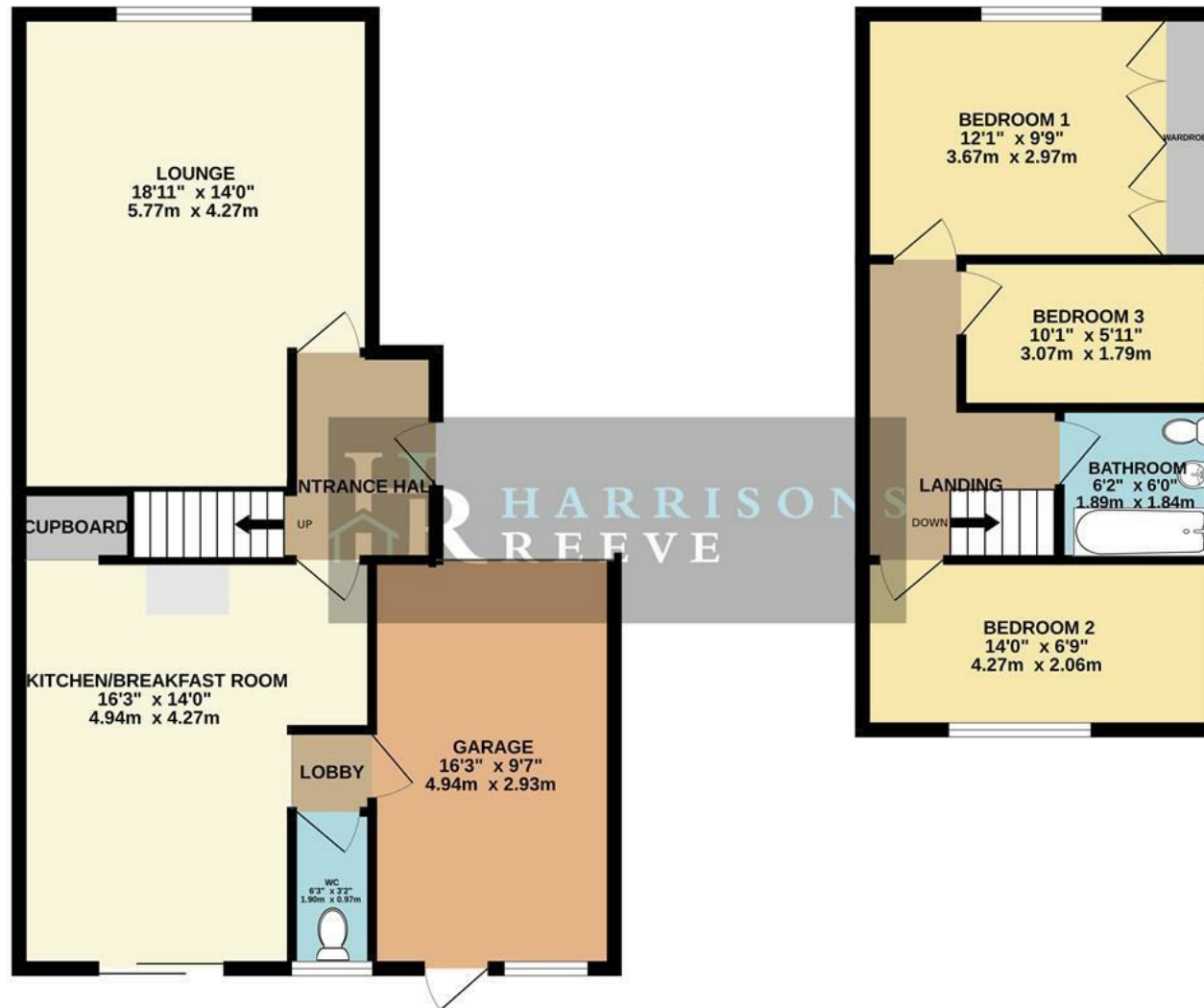
Environmental Impact (CO₂) Rating



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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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