



Guide Price £425,000

Randle Way, Sittingbourne

Bedrooms: 4    Living Spaces: 3    Bathrooms: 3



# Summary of Randle Way

\*\*\* Guide Price £425,000 - £475,000 \*\*\*

Situated in a popular residential area of Sittingbourne, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern living.

## Key Features

- Detached four-bedroom family home offering generous and well-balanced living accommodation
- Garage and driveway providing off-street parking
- Main bedroom with en-suite shower room for added comfort and privacy
- Convenient ground floor cloakroom
- Well-located residential setting with easy access to local amenities, schools, and transport links
- Bright conservatory overlooking the garden, ideal as a second sitting area or play space
- Family bathroom plus en-suite and ground floor WC, supporting busy households
- Spacious lounge with access to a conservatory, creating a bright and versatile living space
- EPC D (66)
- Council Tax E



## Property Overview

The ground floor comprises a welcoming entrance hall with a convenient cloakroom, leading through to a well-proportioned kitchen with ample storage and worktop space. A separate dining room provides an ideal setting for family meals or entertaining, while the generous lounge offers a comfortable living area with direct access to the conservatory. The conservatory overlooks the rear garden, creating a bright and relaxing additional living space.

To the first floor, the property benefits from four bedrooms, three of which are double rooms. The main bedroom is served by its own en-suite shower room, while the remaining bedrooms are supported by a modern family bathroom. The layout is well suited to families or those requiring flexible home-working space.

Externally, the property benefits from a private rear garden, a garage, and a driveway providing off-street parking. The home is detached, offering privacy and a sense of space both internally and externally.

Randle Way is conveniently located for local amenities, schools, and transport links, with Sittingbourne town centre and mainline railway station within easy reach, providing connections to London and the Kent coast.

This attractive home presents an excellent opportunity for purchasers seeking a spacious, detached property in a well-established location.

## About the area

Randle Way is located within a well-established residential area of Sittingbourne, offering a balanced combination of local convenience, green spaces, and strong transport connections. The area is popular with families and professionals alike due to its practical amenities and community-focused environment.

Sittingbourne town centre provides a wide range of shops, supermarkets, cafés, and essential services, along with leisure facilities including gyms, parks, and recreational spaces. The town also benefits from a selection of primary and secondary schools, making it a suitable location for families at all stages.

For commuters, Sittingbourne railway station offers regular services to London, with direct links to London Victoria, St Pancras International, and other key destinations across Kent. Road connections are equally convenient, with easy access to the A2 and M2, supporting travel throughout the region.

The surrounding area offers opportunities to enjoy the Kent countryside, with nearby walking routes, open spaces, and coastal locations within a short drive. This makes Sittingbourne an attractive choice for those seeking a location that combines everyday practicality with access to outdoor leisure.

Overall, Randle Way provides a well-connected and comfortable setting, ideal for those looking to establish a long-term home within a supportive and accessible community.

## Dining Room

3.30m x 2.59m (10'10 x 8'6)

## Lounge

5.21m x 3.40m (17'01 x 11'02)

## Kitchen

4.09m x 3.00m (13'05 x 9'10)

## Conservatory

3.81m x 3.30m (12'06 x 10'10)

## Bedroom One

3.51m x 3.30m (11'06 x 10'10)

## Bedroom Two

3.30m x 2.79m (10'10 x 9'02)

## Bedroom Three

3.00m x 2.90m (9'10 x 9'06)

## Bedroom Four

3.10m x 2.11m (10'02 x 6'11)

## En Suite

2.49m x 1.40m (8'02 x 4'07)

## Family Bathroom

2.01m x 1.70m (6'07 x 5'07)

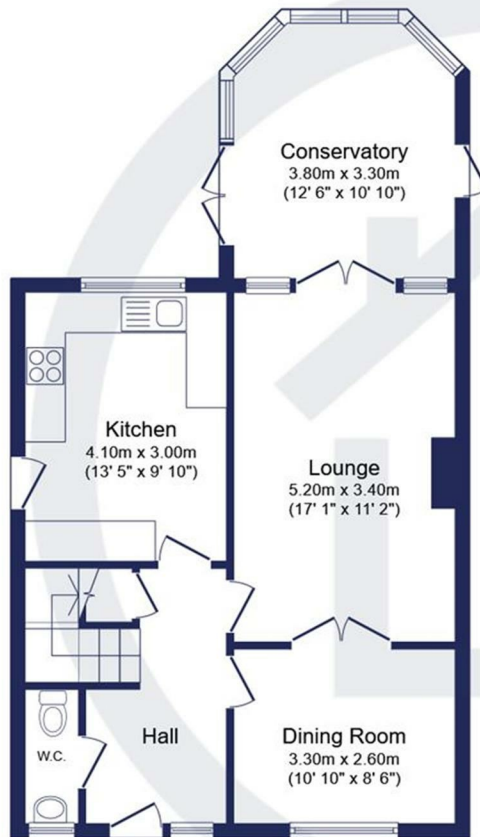
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

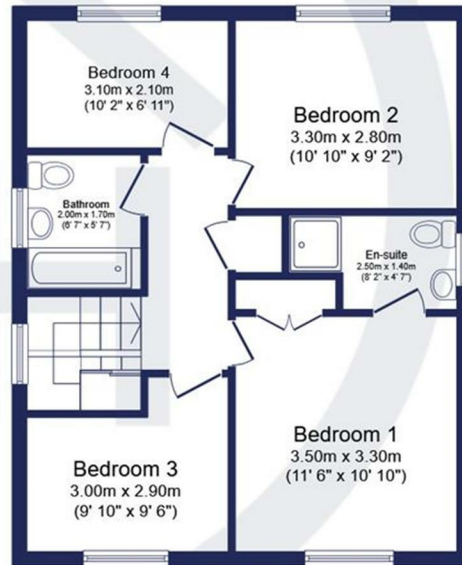
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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 63.0 sq.m. (678 sq.ft.)



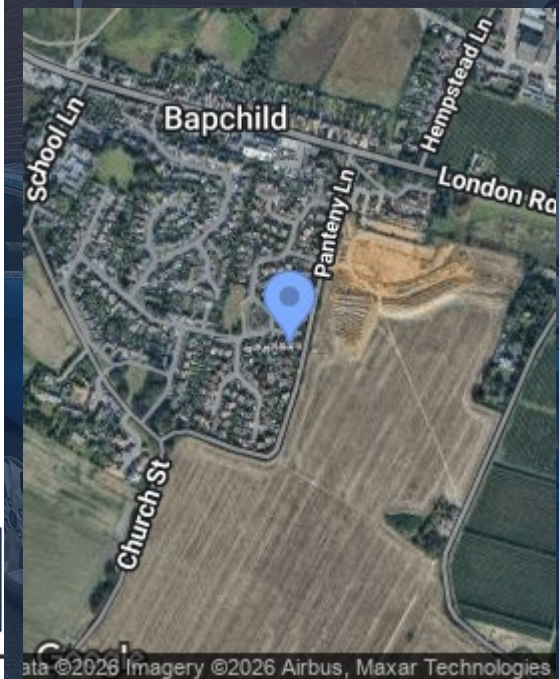
**First Floor**  
Floor area 50.6 sq.m. (544 sq.ft.)

**Total floor area: 113.5 sq.m. (1,222 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>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>66</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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