



Asking Price £350,000

Bond Road, Sittingbourne



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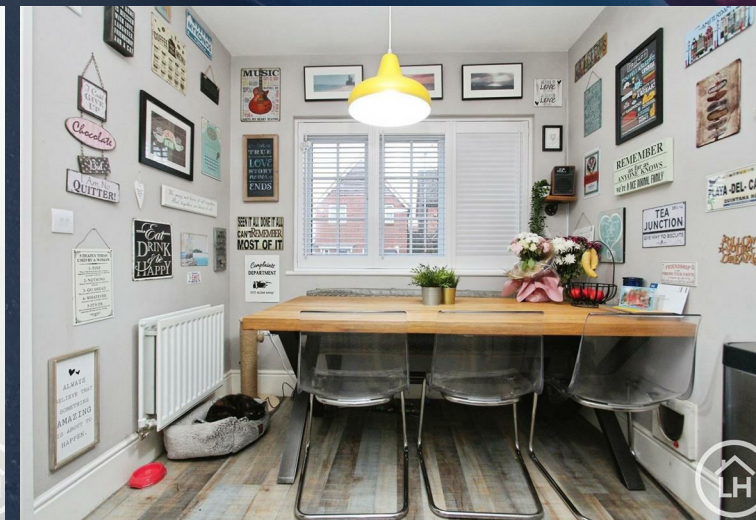


Summary of Bond Road

Private off-street parking • Impressive 19ft principal bedroom with en-suite • Four bathrooms • Open-plan kitchen/dining space • Generous 15ft lounge • Arranged over three floors • Multiple en-suites • Separate utility/laundry room • Private rear garden • Well presented throughout

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

Offering generous accommodation across three floors, this well-presented home on Bond Road provides an excellent amount of living space with a layout particularly well suited to modern family life.

The ground floor features a spacious separate lounge, while the modern kitchen/dining room provides a sociable setting for everyday dining and entertaining. A useful utility/laundry room and downstairs shower room add further practicality to the ground floor.

The first floor offers three well-proportioned bedrooms, one of which benefits from its own en-suite, alongside the family bathroom. The entire top floor is then dedicated to an impressive principal bedroom measuring approximately 19'11" x 15'7", complete with its own en-suite and offering a fantastic degree of privacy away from the remaining bedrooms.

Outside, the rear garden provides a pleasant space for relaxing and entertaining, while private off-street parking to the front is another valuable addition. Combining substantial accommodation, multiple bathrooms, flexible living space and a standout principal suite, this is a home offering considerably more space than its frontage might initially suggest.

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

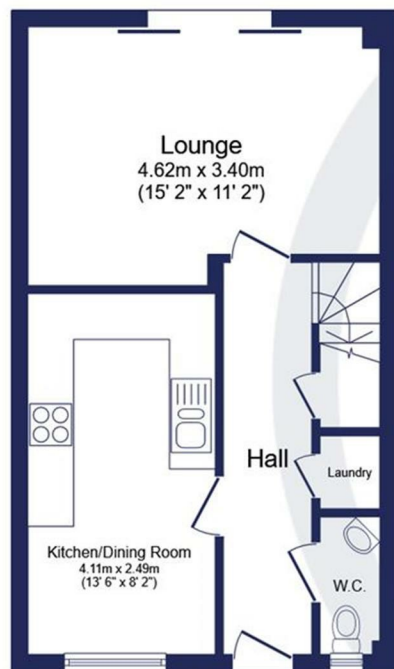
1.19m x 0.66m (3'11 x 2'02)

About LambornHill

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

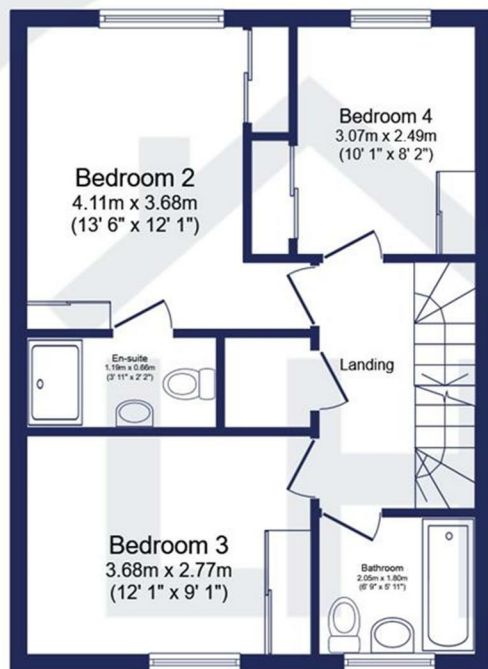
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





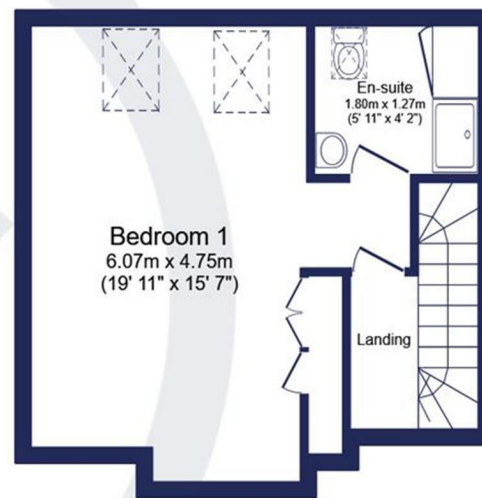
Ground Floor

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) A		
(81-91) B	82	85
(69-80) C		
(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



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