01634 379 799



HARRISONS REEVE

101 London Road

Newington • Sittingbourne

Price: Offers In Excess Of £450,000

www.harrisonsreeve.com





101, London Road, Newington, ME9 7RH

Offers In Excess Of £450,000

- OFFERS IN EXCESS OF £450,000
- DETACHED CHALET BUNGALOW
- NO ONWARD CHAIN!
- FOUR BEDROOMS
- WET ROOM AND BATHROOM
- APPROX 1228 SQ FT
- DRIVEWAY FOR SEVERAL VEHICLES
- SOUTH FACING REAR GARDEN
- EPC RATING "D"
- MEDWAY COUNCIL TAX BAND E

Harrison's Reeve are pleased to have the opportunity to market this property in London Road. This is in area of Newington, this delightful DETACHED CHALET BUNGALOW offers a perfect blend of comfort and convenience. With FOUR spacious bedrooms, this property is ideal for families seeking a tranquil yet accessible home.

The property has a kitchen/diner. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to host gatherings or enjoy quiet evenings with loved ones.

The property boasts two well-appointed bathrooms, including a modern wet room, ensuring that morning routines and family life run smoothly. The large rear garden, south-facing, is a true highlight, offering a sun-drenched oasis for outdoor activities, gardening, or simply unwinding in the fresh air.

Conveniently located close to motorway links, this home provides easy access to surrounding areas, making it an excellent choice for commuters. Whether you are looking for a peaceful retreat or a family-friendly environment, this chalet bungalow is a wonderful opportunity to create lasting memories in a desirable location. Don't miss the chance to make this charming property your new home.

Medway Council tax band E
EPC Rating D

GROUND FLOOR

PORCH
9'2" x 4'7" (2.8 x 1.4)

WET ROOM
6'10" x 3'3" (2.1 x 1.0)

ENTRANCE HALL
11'5" x 10'2" (3.5 x 3.1)

BEDROOM 3
11'9" x 8'10" (3.6 x 2.7)

BEDROOM 2
12'1" x 10'9" (3.7 x 3.3)

LOUNGE
16'0" x 13'5" (4.9 x 4.1)

KITCHEN
10'9" x 9'10" (3.3 x 3.0)

DINING ROOM
14'5" x 10'5" (4.4 x 3.2)

SECOND FLOOR

BATHROOM
9'10" x 6'2" (3.0 x 1.9)

BEDROOM 1
13'9" x 9'6" (4.2 x 2.9)

BEDROOM
9'10" x 8'10" (3.0 x 2.7)

GARDENS
FRONT - With parking for several vehicles.

REAR - Side access, patio area and the rest is laid to lawn.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

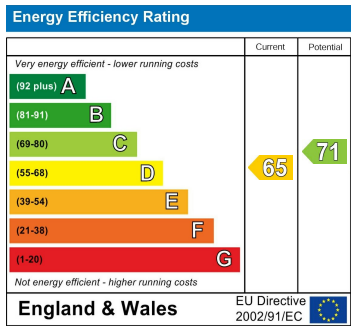
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

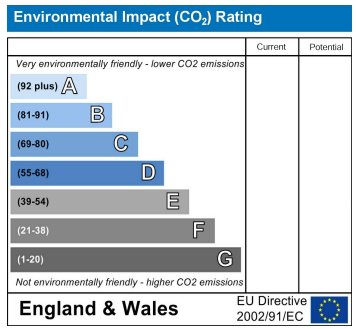












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GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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The Property Ombudsman