



£450,000

Hamilton Crescent, Sittingbourne



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Summary of Hamilton Crescent

Occupying a generous corner plot within a well-established residential location, this substantial detached family home offers over 1,500 sq.ft. of accommodation, a large driveway, integral garage and exciting scope for cosmetic improvement throughout — making it a fantastic opportunity for buyers looking to create a long-term family home tailored to their own taste and style.

Key Features

- Three / Four Bedroom Detached House
- Substantial detached family home offering over 1,500 sq.ft.
- Generous corner plot position within a popular residential location
- Integral garage with additional utility space
- Flexible layout with multiple reception rooms
- Bright conservatory overlooking the rear garden
- Excellent potential for cosmetic improvement and personalisation
- Convenient access to Sittingbourne town centre, schools and transport links
- EPC Rating D (62)
- Council Tax Band E



Property Overview

The property is approached via an expansive paved driveway providing ample off-road parking alongside access to the integral garage. Internally, the home offers multiple reception areas including a spacious lounge with feature fireplace, separate dining room, conservatory overlooking the garden and an additional family room offering flexibility for a home office, playroom or snug.

The kitchen/breakfast room is fitted with a range of modern units and is complemented by a separate utility room adding valuable practicality and further access to the garage and rear garden.

Upstairs, there are four bedrooms including a generous main bedroom with en-suite shower room and adjoining dressing room/bedroom four arrangement, alongside a family bathroom serving the remaining accommodation.

Externally, the rear garden offers a good degree of privacy with patio areas, mature planting and further potential for landscaping or improvement.

Overall, this is a spacious and flexible detached home in a sought-after area, offering fantastic potential for modernisation whilst already benefiting from excellent room sizes, off-road parking and versatile family living space.

About The Area

Hamilton Crescent is situated within a well-established and highly convenient part of Sittingbourne, offering an excellent balance between residential living and everyday practicality. The area is particularly popular with families thanks to its generous housing plots, nearby schooling options and easy access to local amenities.

A range of supermarkets, convenience stores, cafés and everyday services can be found within easy reach, while Sittingbourne town centre offers a wider selection of shopping facilities, restaurants and leisure amenities. For commuters, Sittingbourne mainline railway station provides direct links into London Victoria, St Pancras and Canterbury, whilst the nearby A2 and M2 offer straightforward road connections across Kent and towards London.

The area also benefits from a selection of nearby parks, walking routes and recreational facilities, making it well suited to growing families and buyers seeking a quieter residential setting without sacrificing accessibility. Overall, Hamilton Crescent remains a consistently popular location due to its strong transport links, practical surroundings and established community feel.

Family Room

3.73m x 3.02m (12'3 x 9'11)

Lounge

4.47m x 3.07m (14'8 x 10'1)

Dining Room

3.68m x 2.41m (12'1 x 7'11)

Conservatory

3.40m x 2.82m (11'2 x 9'3)

Kitchen / Breakfast Room

5.69m x 2.16m (18'8 x 7'1)

Utility Room

4.29m x 2.49m (14'1 x 8'2)

Garage

6.43m x 2.54m (21'1 x 8'4)

Bedroom One

3.76m x 2.72m (12'4 x 8'11)

Dressing Room / Bedroom Four

2.72m x 2.41m (8'11 x 7'11)

En-Suite

2.46m x 1.96m (8'1 x 6'5)

Bedroom Two

3.02m x 2.79m (9'11 x 9'2)

Bedroom Three

2.82m x 2.16m (9'3 x 7'1)

Family Bathroom

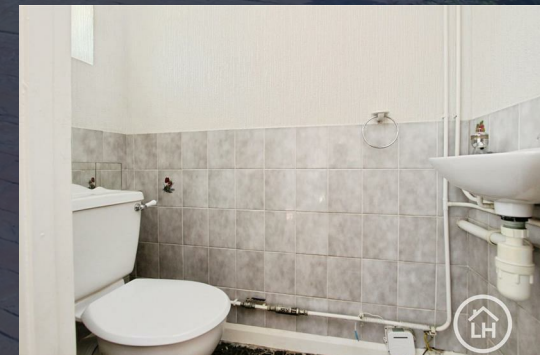
2.18m x 1.60m (7'2 x 5'3)

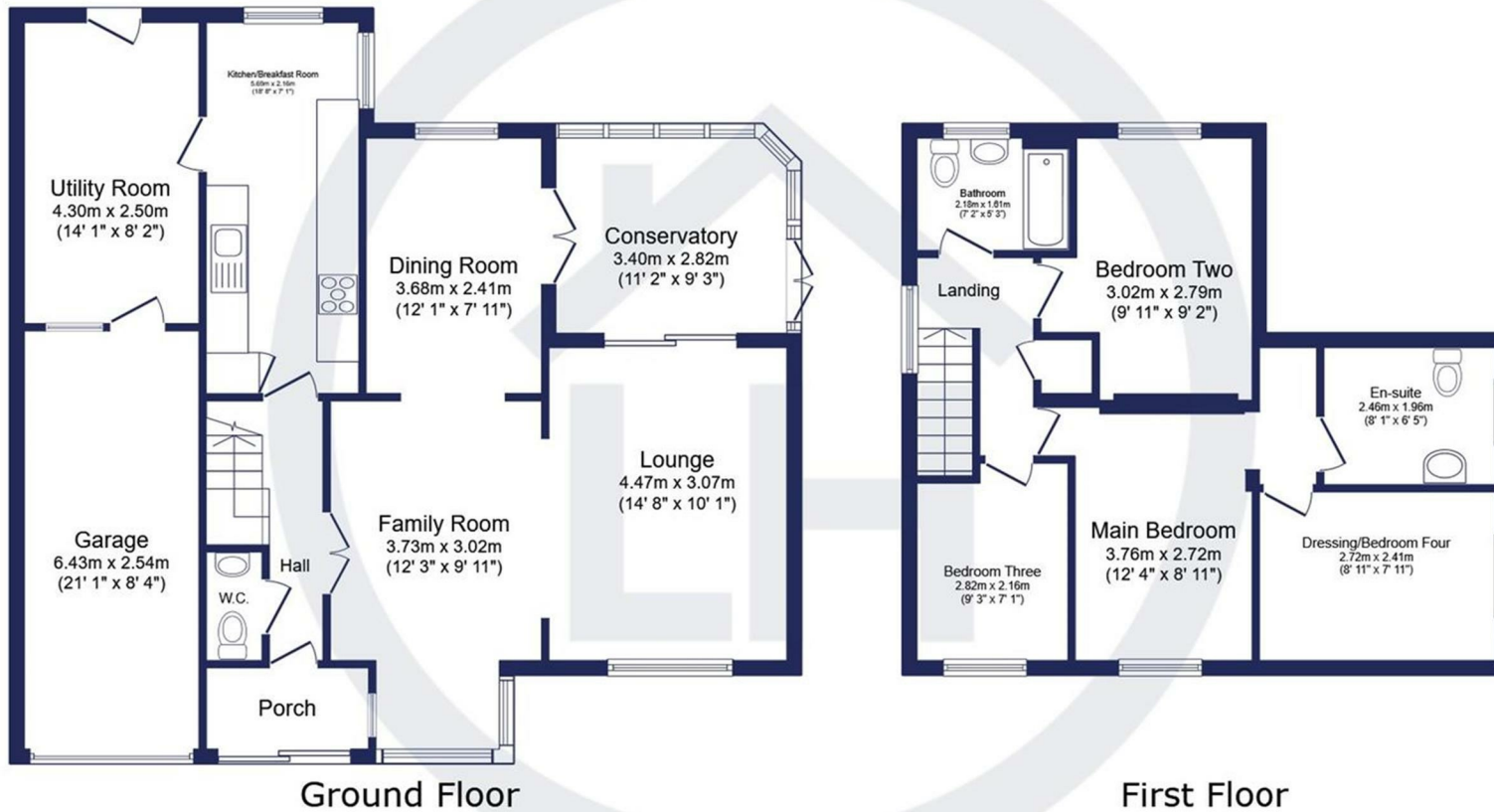
About LambornHill

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.

- Lets Keep It Local Lets Keep It LambornHill!



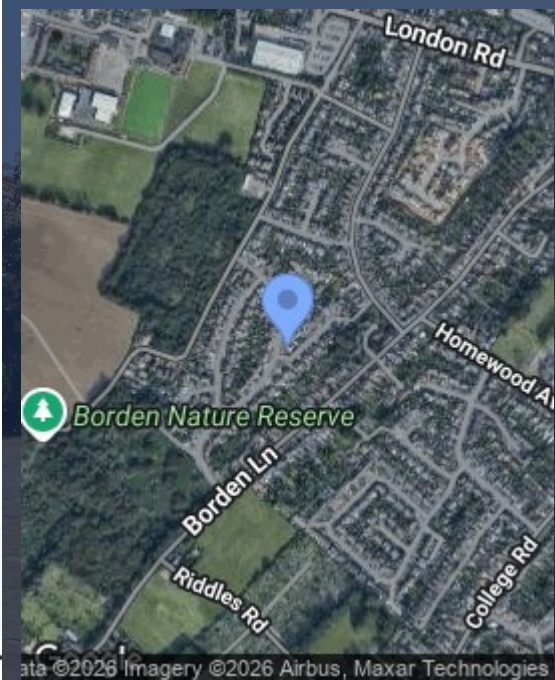


Total floor area: 144.9 sq.m. (1,560 sq.ft.)

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		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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