



Guide Price £285,000

Waterloo Road, Sittingbourne

Bedrooms: 3    Living Spaces: 1    Bathrooms: 1



# Summary of Waterloo Road

\*\*\* Guide Price £285,000 - £300,000 \*\*\*

Set back from the road with a good-sized rear garden, this extended three bedroom home on Waterloo Road offers far more space and storage than you might expect. The upstairs accommodation benefits from a flying freehold over the alleyway, giving extra width to the bedrooms, while the ground floor enjoys a generous kitchen/diner overlooking the garden and a surprisingly large walk-in storage room off the lounge – big enough for a fridge-freezer and much more. With side access to the garden via the alleyway and a well-kept interior, it's an ideal family home.

## Key Features

- Three Bedroom Terrance House
- Prime Location For Commuting
- Beautifully Presented
- Flying Freehold Adding to Square Foot
- Smart and Thoughtful Storage Throughout.
- Two Large Double Bedrooms
- Superb First Time Buy
- Easy Access To Back Garden
- EPC C (69)
- Council Tax Band B



## Property Overview

Step in through the porch into a welcoming hallway which leads through to a bright, comfortable lounge, finished in neutral tones and with space for a large sofa and media unit. A door from here opens into the full-height storage room – a genuinely useful additional space with natural light, perfect as a walk-in pantry, utility area or general store. To the rear, the open kitchen/diner runs the full width of the house, providing plenty of worktop and cupboard space, room for a family dining table and a pleasant outlook onto the garden, making it the natural hub of the home.

Upstairs, the landing serves three bedrooms and the family bathroom. The main bedroom spans almost the entire width of the house and includes fitted wardrobes, the size of this room is only possible due to that extra depth provided by the flying freehold above the alleyway. Bedroom two is another comfortable double, while bedroom three makes an ideal child's room, home office or dressing room. The family bathroom is a real surprise, offering far more space than you'd expect in this style of home. There is ample room to reconfigure as a full four-piece suite if desired, and the former boiler cupboard (currently used for additional storage) could be removed to make this already generous room even more spacious. Bathrooms of this size are rarely seen in comparable properties.

Outside, the alleyway gives handy gated access straight into the rear garden, so muddy boots, bikes or bins don't need to come through the house. The garden itself is a lovely, enclosed space with a mix of patio and lawn, mature planting, space for outdoor furniture and a timber shed, a great spot for summer barbecues or a quiet evening drink.

## About The Area

Waterloo Road sits in a well-established residential part of Sittingbourne, tucked between the town centre and the A2. From the front door you're within easy reach of everyday amenities: local shops, takeaways and convenience stores along nearby roads, plus the wider choice of supermarkets, cafés and high-street names in the town centre. Sittingbourne mainline station is also accessible from here, offering regular services to London Victoria, St Pancras International and the Kent coast, making this a practical spot for commuters as well as local workers.

Families are well served for schooling, with several primary and secondary options in the area. Nearby choices include South Avenue Primary School and St Peter's Catholic Primary School, with Borden Grammar School, Fulston Manor and other secondary schools in the wider town. (As always, buyers are advised to check individual catchments and admissions directly with the

schools.)

Leisure wise, you're well placed to enjoy both town and countryside. Milton Creek Country Park, local play areas and sports facilities are all a short drive away, while the A2 and A249 link quickly to the M2, Medway towns and the coast. It's a location that balances convenience, community and access to green space, which is why this corner of Sittingbourne continues to appeal year after year.

## Porch & Hall

### Lounge

3.99m x 3.12m (13'1 x 10'3)

### Kitchen / Diner

4.75m x 3.02m (15'7 x 9'11)

### Landing

### Bedroom One

4.27m x 2.92m (14' x 9'7)

### Bedroom Two

3.05m x 3.45m (10' x 11'4)

### Bedroom Three

1.98m x 2.92m (6'6 x 9'7)

### Bathroom

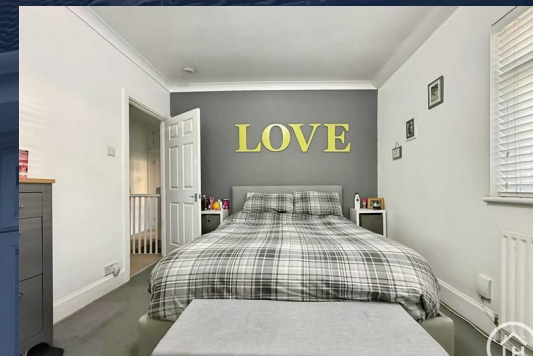
1.91m x 2.82m (6'3 x 9'3)

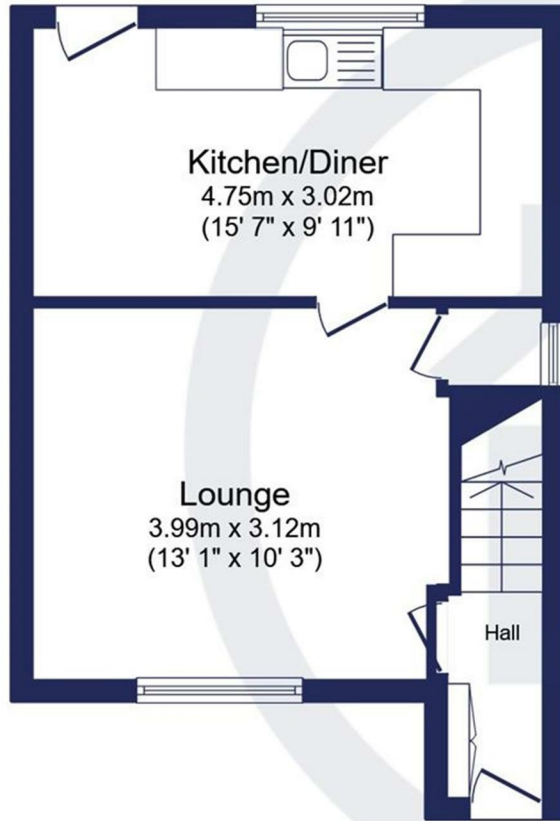
## About LambornHill

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.

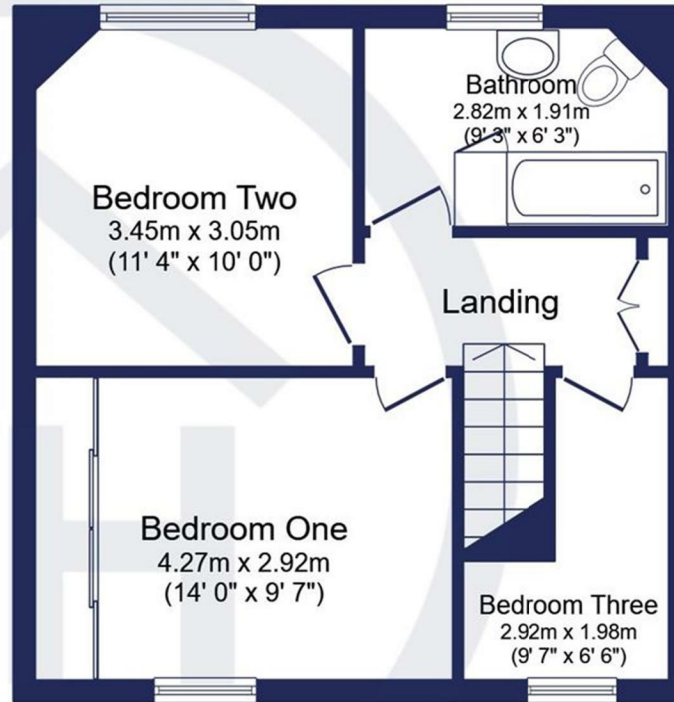
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**Ground Floor**

Floor area 31.5 sq.m. (339 sq.ft.)



**First Floor**

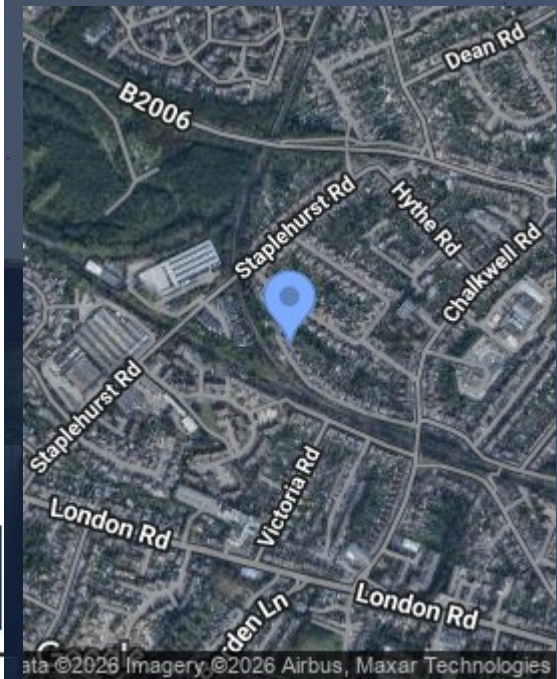
Floor area 38.0 sq.m. (409 sq.ft.)

**Total floor area: 69.5 sq.m. (748 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>69</b>	<b>80</b>
(55-68) <b>D</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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