



11 Aylewyn Green

Sittingbourne ME10 2RS

Price Guide £180,000



PRICE GUIDE £180,000 - £200,000 Nestled in the charming area of Aylewyn Green, Sittingbourne, this delightful coach house presents an excellent opportunity for first-time buyers or savvy investors. With one spacious reception room and a well appointed bedroom, this property offers a comfortable living space that is both practical and inviting. The bathroom is conveniently located, ensuring ease of use for residents and guests alike.

One of the standout features of this property is the generous living area, which provides ample room for relaxation and entertaining. The property also boasts a garage and a driveway, allowing for parking of up to two vehicles, which is a rare find in this area. Additionally, there is plenty of external storage available, making it easy to keep your belongings organised.

The location is particularly advantageous, with easy access to the M2 motorway, facilitating quick travel to nearby towns and cities. Furthermore, the property is situated close to a business park that is home to various shops and supermarkets, ensuring that all your daily needs are within easy reach.

This coach house is not just a home, it is a lifestyle choice that combines convenience with comfort. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this property in Aylewyn Green is certainly worth considering. Awaiting EPC Council Tax Band A



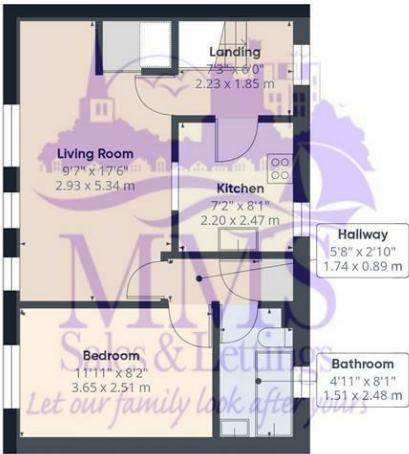
Area Map



Floor Plans



Ground Floor



Floor 1



Approximate total area^m
608 ft²
56.6 m²
Reduced headroom
10 ft²
0.9 m²

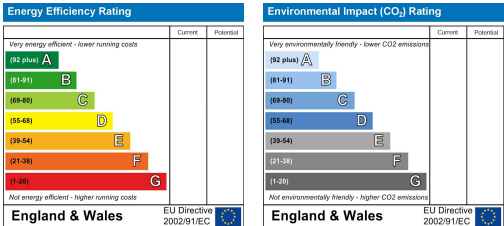
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph



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