



Four Bedroom Chalet

London Road, Newington, Sittingbourne, Kent, ME9 7NP

Guide Price £375,000

Freehold

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## Description

Guide Price £375,000 to £400,000

This four bedroom spacious chalet bungalow has the potential to be the ideal family home. The property itself is set on a no through road in the sought after village of Newington, within close proximity to Newington Train Station and High Street. Internally and to the ground floor, the property comprises of entrance hallway, large lounge, main bedroom, family bathroom with separate W.C, study area and conservatory/lean to. To the first floor, you will find a further three bedrooms, large W.C and large storage area. Externally to the rear, you will find an easy to maintain South West facing garden. To the front you will also benefit from an easy to maintain elevated garden with direct access from the living area via French doors. Other added benefits to note include a garage and parking for at least one car. Contact the Greyfox Sales Team in Rainham to book your viewing and avoid disappointment.

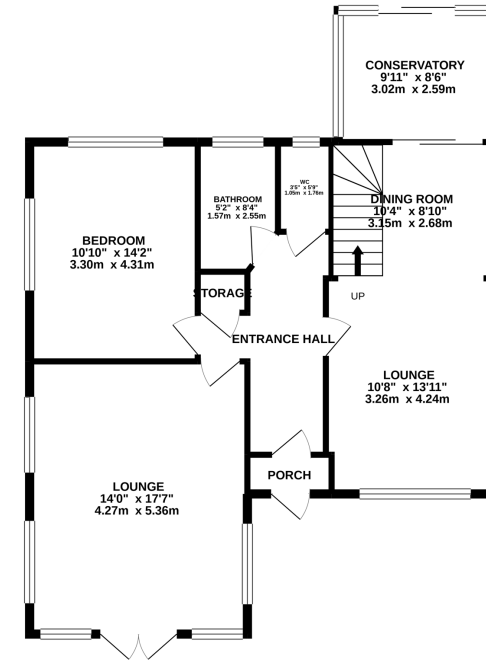
## Key Features

- No onward chain
- Four bedroom detached chalet bungalow
- Kitchen/diner
- Large living area
- First floor W.C
- Conservatory/lean to
- Garage and parking
- South West facing rear garden measuring approximately 42'11 x 38'06

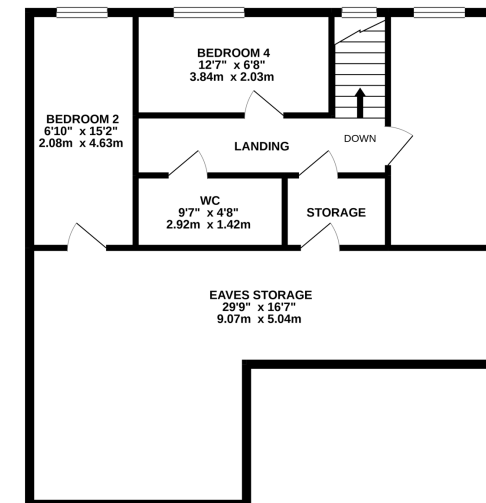
## Local Area

Newington is a village and civil parish in the Swale district of Kent. The Parish is located beside the A2 between Rainham to the West and Sittingbourne to the East. The population of the parish in 2011 was 2,551. Newington has a vintage tea room, pub and annual village festival including a tug-of-war tournament with Newington Manor a conservation area to the South of the village. The village has its own railway station which is situated

GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



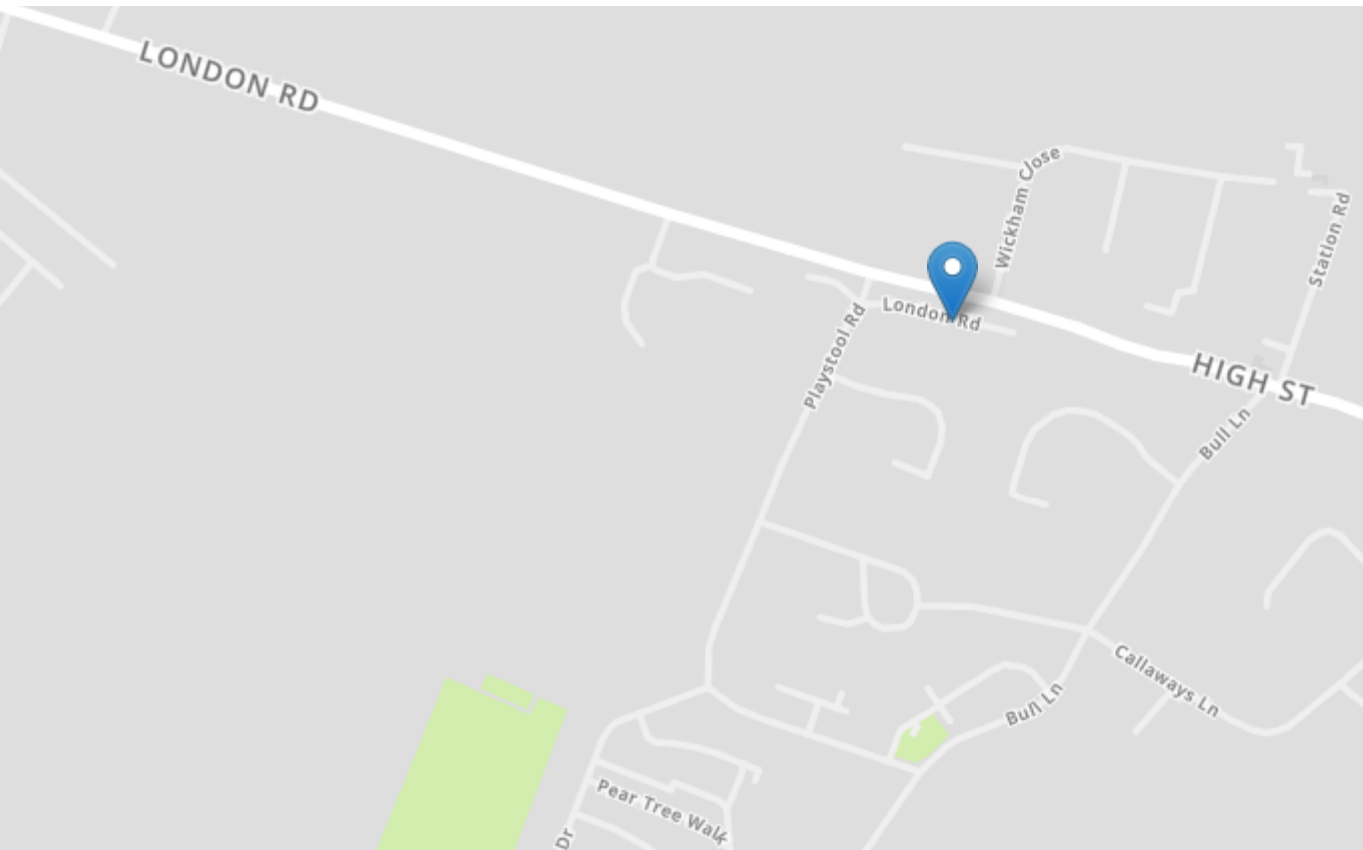
TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

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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## Property Location

London Road, Newington, Sittingbourne, Kent, ME9 7NP



### Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 to 100) <b>A</b>                        |         |   |
| (81 to 91) <b>B</b>                         |         |   |
| (69 to 80) <b>C</b>                         |         | 79  |
| (55 to 68) <b>D</b>                         | 56      |   |
| (39 to 54) <b>E</b>                         |         |   |
| (21 to 38) <b>F</b>                         |         |   |
| (1 to 20) <b>G</b>                          |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Wales & N.Ireland                  |         | EU Directive 2002/91/EC  |

|                        |          |
|------------------------|----------|
| <b>Tenure</b>          | Freehold |
| <b>Lease Term</b>      | N/A      |
| <b>Ground Rent</b>     | N/A      |
| <b>Service Charge</b>  | N/A      |
| <b>Local Authority</b> | Swale    |
| <b>Council Tax</b>     | Band E   |

### Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

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