



Crosier Court | Upchurch, Sittingbourne, ME9 7AS



Guide Price £350,000 to £375,000 Freehold

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# Crosier Court, Upchurch

Three/Four bedroom semi-detached home, 1413 sq ft home, with extended space, ground floor bedroom/playroom in serene village setting.

## Property Features

- Council Tax: D
- EPC Rating: F
- 1413 Square Feet
- Extended to Rear
- Ground Floor Bedroom/Playroom with En Suite
- Close to Schools
- Rural Village Lifestyle
- Quiet Cul De Sac
- Ideal Family Home
- Partially Converted Garage and Driveway
- Viewing Highly Recommended



## Interior

**Entrance Hallway** 2.87m x 1.57m (9'5" x 5'2") Double glazed door to front. Alarm system. Wooden flooring. Radiator.

**Lounge** 5.3m x 5m (17'5" x 16'5") Double glazed window to front. Double glazed window to side. Log fire. Carpet. Radiator.

**Conservatory** 7.44m x 2.44m (24'5" x 8') Double glazed surround. Double glazed door. Two electric storage heaters. Laminate flooring.

**Kitchen** 5.97m x 3.56m (19'7" x 11'8") Range of wall and base units with worksurface over. Space for dishwasher. Storage cupboard. Access to garage.

**Landing** 3.5m x 1.68m (11'6" x 5'6") Built in storage. Carpet.

**Bedroom One** 3.68m x 2.57m (12'1" x 8'5") Double glazed window to front. Carpet. Radiator.

**Bedroom Two** 2.97m x 1.75m (9'9" x 5'9") Double glazed window to side. Carpet. Radiator.

**Bedroom Three** 4.3m x 2.29m (14'1" x 7'6") Double glazed window to rear. Carpet. Radiator.

**Bathroom** 2.51m x 1.6m (8'3" x 5'3") Double glazed window to side. Low level WC. Wash hand basin. Bath. Heated towel rail. Tiled walls. Laminate flooring.

## Exterior

**Rear Garden** 18.3m x 10.97m (60' x 36') Patio area. Grass area. Play area.

**Garage** 4.06m x 3.35m (13'4" x 11') Up and over door. Concrete flooring. Space for washing machine. Wall mounted boiler. Power and lighting.

**Parking** Driveway to front.





## Property Location

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## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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