



# Chaffes Lane

Upchurch | Sittingbourne | ME9 7BH



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Upchurch, Sittingbourne, ME9 7BH

Offers Over £400,000  
Freehold

Robinson Michael and Jackson are delighted to offer this Stunning Extended Three bedroom property offering a stunning kitchen/Diner. Located in the ever popular Upchurch area.

## Benefitting from:

- 1107 Square Feet
- Stunning decoration throughout
- Excellent Local Schools
- Large Landscaped Garden
- Two Family Bathrooms
- Modern Fitted Kitchen
- Large Block Paved Driveway To Front
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: C



## Accommodation

**Entrance** Double glazed door to front.

**Hallway** Double glazed window to side. Stairs to first floor. Laminate flooring. Under floor heating.

**Lounge Area** 3.08m x 3.63m (10'1" x 11'11") Double glazed French doors to rear. Log burner. Laminate flooring. Under floor heating.

**Kitchen/Diner** 5.56m x 3.18m (18'3" x 10'5") Double glazed window to side. Range of wall and base units with worksurface over. Island. Built in appliances. Laminate flooring. Radiator. Under floor heating.

**Play Room/Reception Room** 2.975m x 2.66m (9'9" x 8'9") Double glazed doors to conservatory. Laminate flooring. Under floor heating.

**Conservatory** 5.06m x 2.52m (16'7" x 8'3") Tiled flooring.

**Ground Floor Bathroom** 2.6m x 1.93m (8'6" x 6'4") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled walls and flooring. Underfloor heating.

**Landing** Double glazed window to side. Ladder access to boarded loft with lighting. Storage cupboard. Carpet.

**Bedroom One** 3.35m x 3.18m (11' x 10'5") Double glazed window to front. Carpet. Radiator.

**Bedroom Two** 3.18m x 2.97m (10'5" x 9'9") Double glazed window to rear. Carpet. Radiator.

**Bedroom Three** 2.13m x 1.9m (7' x 6'3") Double glazed window to front. Carpet. Radiator.

**Bathroom** 1.46m x 2.38m (4'9" x 7'10") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Walk in shower.





## Exterior

**Rear Garden** Decked area. Laid lawn. Timber shed.

**Parking** Driveway to front.

## 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





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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**ROBINSON MICHAEL & JACKSON**

Approximate Gross Internal Area  
102.8 sq m / 1107 sq ft



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