



# Woodruff Close

Rainham | ME8 7XQ



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Guide Price £675,000 - £725,000  
Freehold

Robinson Michael a Jackson are delighted to offer this Stunning extended Four bedroom detached family home situated on an exclusive development in the highly sought after village of Upchurch.

## Benefitting from:

- 1864.2 Square Feet
- Stunning Modern Fitted Kitchen
- Stunning Rear Extension
- 1.1 Miles To Upchurch Golf Club
- Excellent Local Schools
- Desirable Village location
- Four Double Bedrooms
- Block Paved Driveway And Double Garage
- Viewing highly Recommended
- Council Tax: F
- EPC Rating: C



## Accommodation

**Hallway** 3.25m x 1.9m (10'8" x 6'3") Composite door to front. Stairs to first floor. Tiled flooring. Radiator.

**Cloakroom** 2.24m x 1.24m (7'4" x 4'1") Double glazed window to side. Low level WC. Wall mounted wash hand basin. Heated towel rail. Tiled flooring.

**Lounge** 4.6m x 4.4m (15'1" x 14'5") Double glazed patio doors to rear. Gas fire. Amtico flooring. Radiator.

**Dining Room** 4.6m x 4.1m (15'1" x 13'5") Double glazed bi folding doors to rear. Two double glazed windows to side. Sky light. Bespoke bar area. Amtico flooring. Radiator.

**Reception Room/ Play Room** 4.57m x 2.6m (15' x 8'6") Amtico flooring. Radiator.

**Study/Office** 2.82m x 2.3m (9'3" x 7'7") Double glazed bay window to front. Tiled flooring. Radiator.

**Kitchen** 4.5m x 3.68m (14'9" x 12'1") Double glazed window to rear. Range of wall and base units with Quartz worktop over. Two AEG ovens. Electric Neff induction hob. Integrated dishwasher. Space for fridge freezer. Fitted pantry cupboard. Radiator. Tiled Flooring

**Utility Room** 2.74m x 1.6m (9' x 5'3") Double glazed door to side. Wall and base units with worktop over. Space for washer and dryer. Wall mounted boiler. Tiled flooring. Radiator.

**Landing** 3.07m x 2.54m (10'1" x 8'4") Carpet. Airing cupboard. Loft Access..

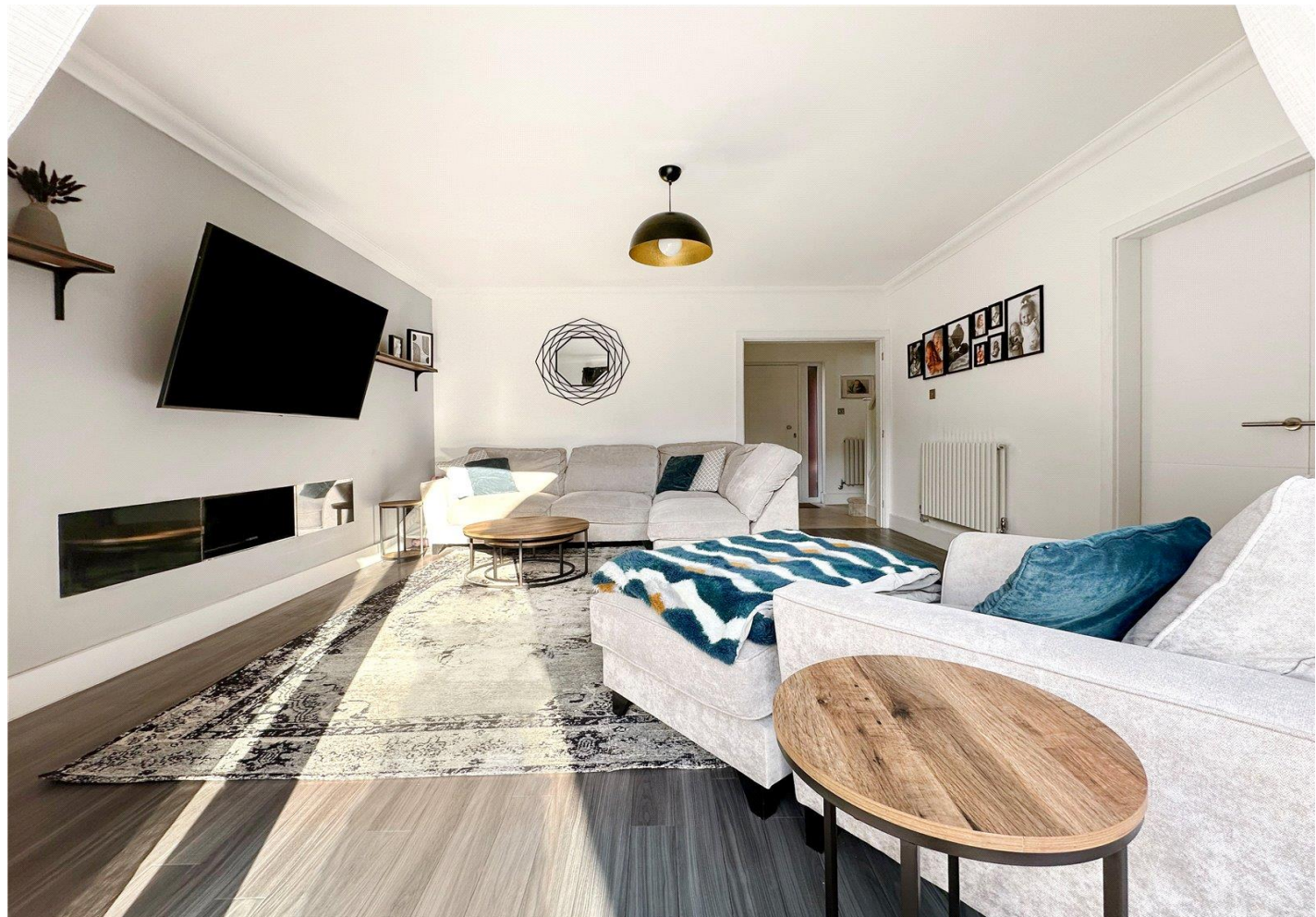
**Bedroom One** 4.2m x 3.58m (13'9" x 11'9") Double glazed bay window to front. Fitted wardrobes. Carpet. Radiator.

**Ensuite** 2.2m x 1.7m (7'3" x 5'7") Double glazed window to front. Low level WC. Wall mounted wash hand basin. Enclosed shower. Heated towel rail. Tiled flooring.

**Bedroom Two** 3.56m x 3.53m (11'8" x 11'7") Double glazed window to front. Fitted storage cupboard. Walk in wardrobe. Carpet. Radiator.

**Bedroom Three** 3.58m x 2.8m (11'9" x 9'2") Double glazed window to rear. Carpet. Radiator.

**Bedroom Four** 3.15m x 2.67m (10'4" x 8'9") Double glazed window to rear. Carpet. Radiator.





**Bathroom** 2.06m x 1.88m (6'9" x 6'2") Double glazed window to rear. Low level WC. Wall mounted vanity wash hand basin. Bath with shower over. Heated towel rail. Tiled flooring.

## Exterior

**Rear Garden** Porcelain patio. Laid to lawn. Fenced in. View of the orchards. Shed. Outside tap. Side pedestrian access.

**Parking** Driveway and double garage to front.

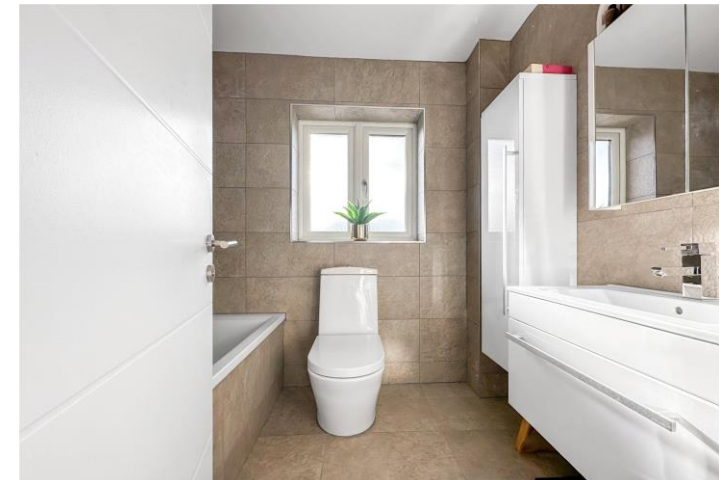
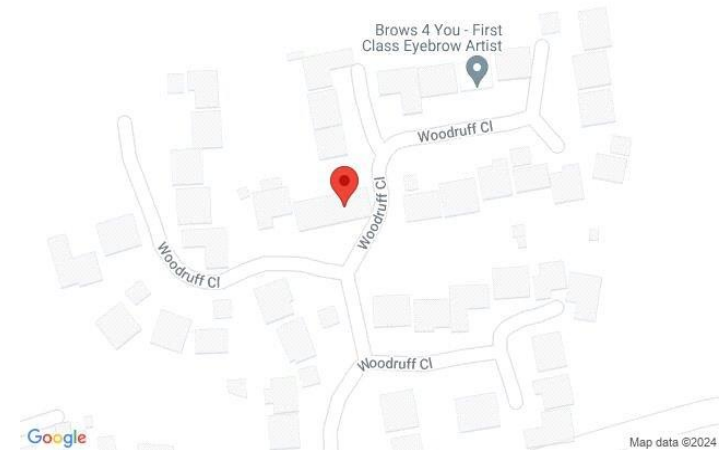
**Garage** Up and over electric door. Power and lighting.

## 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.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

Rainham,

ME8 7HX

[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)

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**ROBINSON MICHAEL & JACKSON**

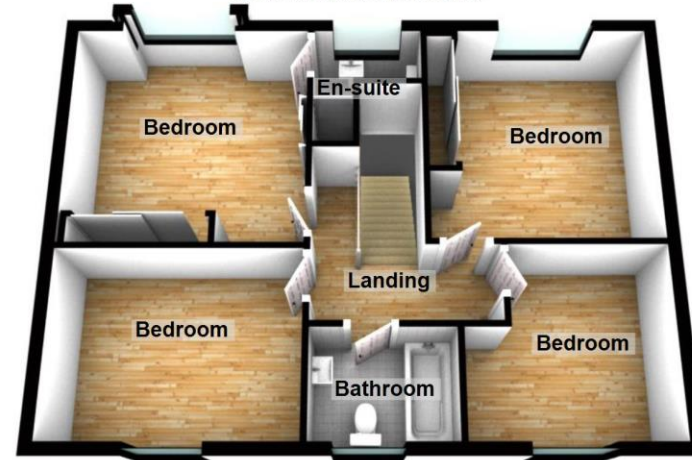
### Ground Floor

Approx. 113.8 sq. metres (1224.8 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 173.2 sq. metres (1864.6 sq. feet)

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
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