



Price

£680,000

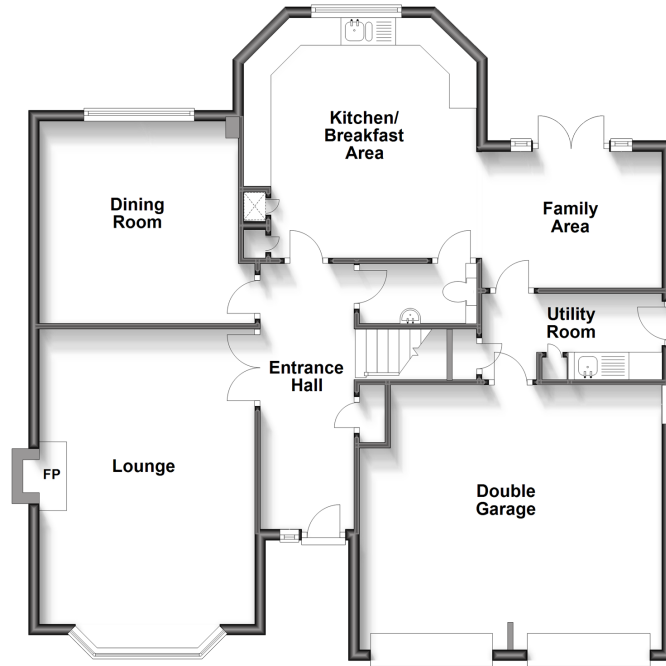
Freehold

4x  3x  3x 

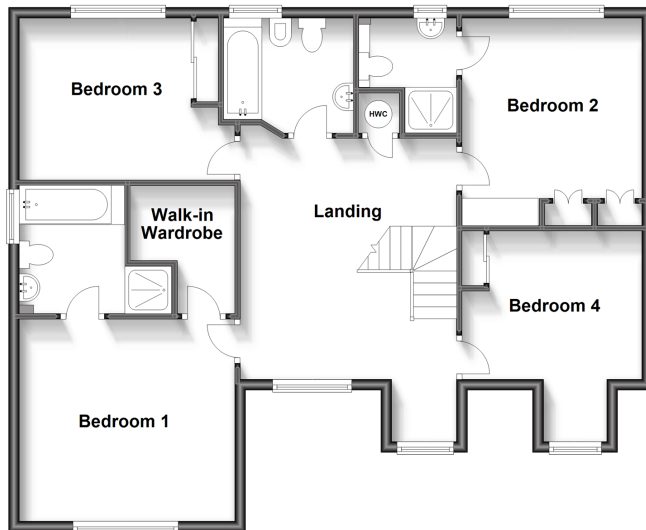
Woodruff Close, Upchurch, Kent, ME8

Wards
Helping you move forwards

Split Level Ground Floor
Approx. 109.3 sq. metres (1176.1 sq. feet)



First Floor
Approx. 87.6 sq. metres (942.9 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge: 19'3 x 13'1 (5.87m x 3.99m)

Dining Room: 12'1 x 12'0 (3.69m x 3.66m)

Kitchen/Breakfast Area: 14'7 x 14'4 (4.45m x 4.37m)

Family Area : 11'1 x 9'5 (3.38m x 2.87m)

Utility Room : 11'1 x 4'8 (3.38m x 1.42m)

FIRST FLOOR

Landing: 14'0 x 12'3 (4.27m x 3.74m)

Bedroom 1 : 12'9 x 12'3 (3.89m x 3.74m)

En-Suite Bathroom

Walk-in-Wardrobe: 7'9 x 7'2 (2.36m x 2.19m)

Bedroom 2 : 12'4 x 11'0 (3.76m x 3.36m)

En-Suite Shower Room

Bedroom 3 : 13'0 x 9'8 (3.97m x 2.95m)

Bedroom 4 : 12'5 x 11'8 (3.79m x 3.56m)

Bathroom : 7'8 x 7'3 (2.34m x 2.21m)

OUTSIDE

Front Garden

Rear Garden

Double Garage : 19'3 x 16'8 (5.87m x 5.08m)

Driveway



Main features

- An attractive and substantial property that would make a perfect family home
- Impressive 19ft lounge and open plan kitchen/breakfast area and family area
- Useful utility room and downstairs cloakroom
- Benefiting from having all double bedrooms
- Low maintenance rear garden
- Sought after village location



Nearest Schools

Primary Schools: Holywell Primary 0.7 miles, Riverside Primary 1.5 miles, Lower Halstow Primary 2.0 miles
Secondary Schools: Leigh Academy Rainham 1.3 miles, Rainham Mark Grammar School 2.9 miles, Rainham School for Girls 2.9 miles



Transport Information

Train Stations: Rainham 1.8 miles, Newington 3.6 miles, Gillingham 4.9 miles



Address

Woodruff Close, Upchurch, Kent, ME8



Directions

For directions to this property please contact us.



Call Rainham Branch 01634 373531 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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