



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**The Poles, Upchurch,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- An immaculately presented and extended property that would make a perfect family home
- Generous 22ft lounge/diner and beautiful modern kitchen
- Useful downstairs cloakroom
- Impressive sized rear garden
- Sought after village location

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom
- Lounge/Diner: 22'3 x 12'3 (6.79m x 3.74m)
- Kitchen : 15'4 x 8'1 (4.68m x 2.47m)

### FIRST FLOOR

- Landing
- Bedroom 1 : 11'3 x 10'4 (3.43m x 3.15m)
- Bedroom 2 : 10'4 x 8'6 (3.15m x 2.59m)
- Bedroom 3 : 8'3 x 7'8 (2.52m x 2.34m)
- Bathroom

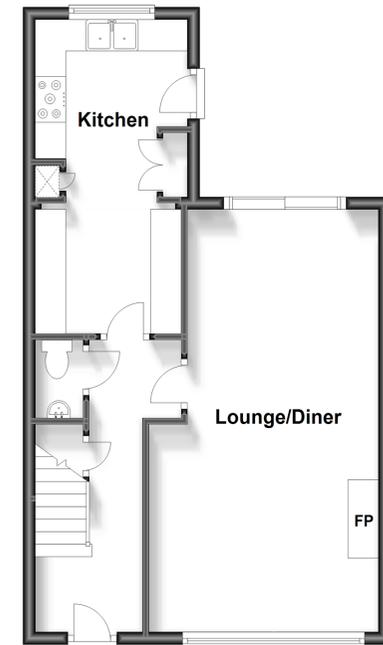
### OUTSIDE

- Front Garden
- Rear Garden
- Garage
- Car Port
- Driveway

**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 45.4 sq. metres (489.0 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (407.9 sq. feet)



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