



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

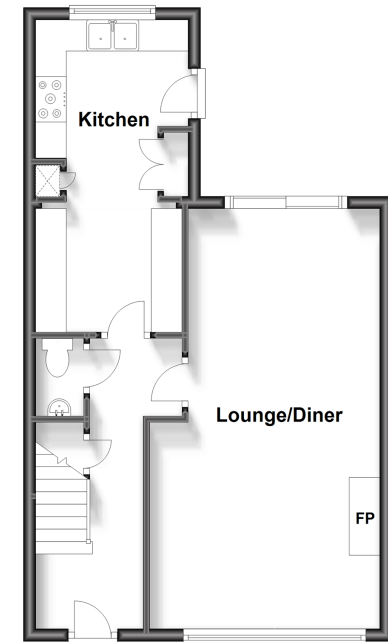
Rear Garden

Garage

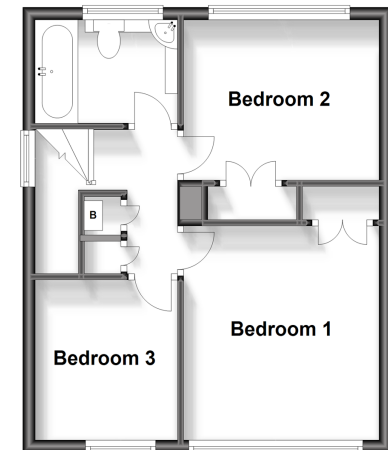
Car Port

Driveway

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



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



Call Rainham - 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11337504/20231016/CW/DW