



**Price**  
**£380,000**

**Freehold**

3x  2x  1x 

**Church Farm Road,  
Upchurch,  
Sittingbourne, Kent,  
ME9**



*Wards*  
Helping you move forwards



## Main features

- Spacious extended property perfect for a family
- 19ft lounge/diner and a good sized kitchen/breakfast room
- Generous low maintenance rear garden
- Ideal village location
- Being offered with no forward chain

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge/Diner:** 19'0 x 14'0 (5.80m x 4.27m)

**Kitchen/Breakfast Room:** 16'8 x 14'1 (5.08m x 4.30m)

#### Wet Room

#### Store Room/Rear Lobby

### FIRST FLOOR

#### Landing

**Bedroom 1 :** 14'1 x 8'6 (4.30m x 2.59m)

**Bedroom 2:** 11'8 x 7'1 (3.56m x 2.16m)

**Bedroom 3:** 10'1 x 6'0 (3.08m x 1.83m)

#### Bathroom

### OUTSIDE

#### Front Garden

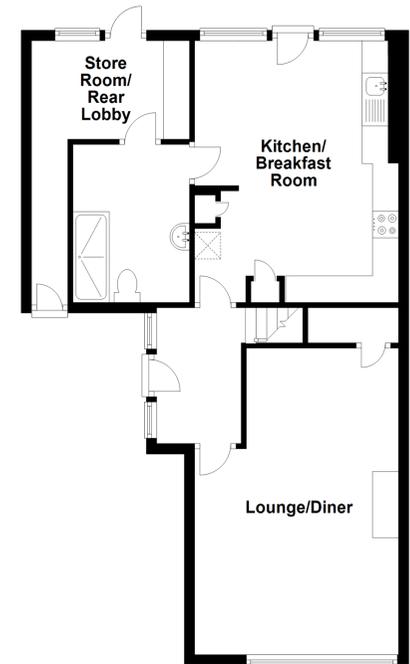
#### Rear Garden

#### Driveway

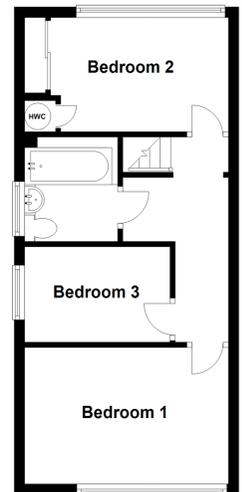
**Call Rainham - 01634 373531 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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

**Ground Floor**  
Approx. 63.0 sq. metres (677.7 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.0 sq. feet)



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