



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Chaffes Lane, Upchurch,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- A spacious and extended property that would make a fantastic family home
- Impressive 20ft lounge and additional garden room
- Useful downstairs cloakroom
- Low maintenance rear garden
- Popular village location
- No forward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 20'4 x 13'9 (6.20m x 4.19m)

Kitchen: 10'0 x 9'1 (3.05m x 2.77m)

Garden Room: 15'8 x 8'7 (4.78m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'0 (4.30m x 3.05m)

Bedroom 2: 13'8 x 7'9 (4.17m x 2.36m)

Bedroom 3: 9'7 x 6'3 (2.92m x 1.91m)

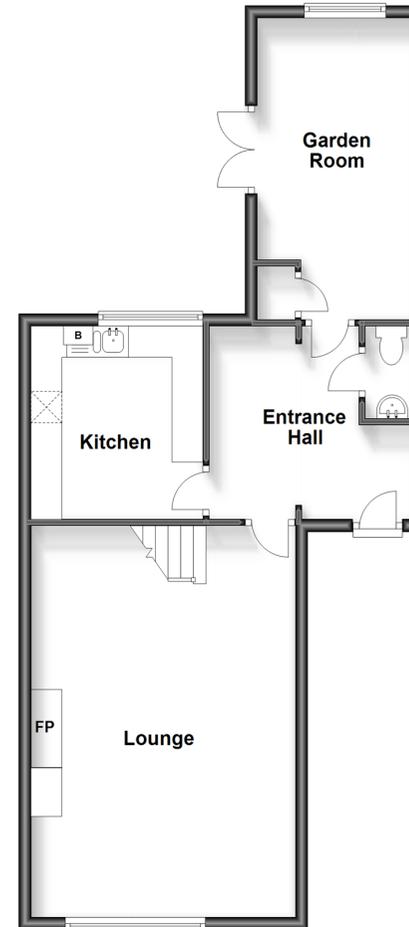
Shower Room

### OUTSIDE

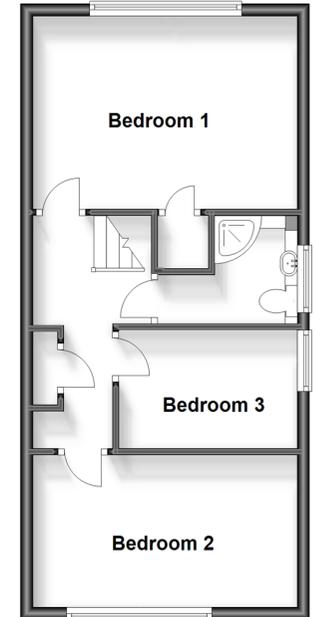
Driveway For 2-3 Cars

Rear Garden

**Ground Floor**  
Approx. 59.0 sq. metres (634.7 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (435.4 sq. feet)



**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.



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