



**Connells**

Forge Lane  
Upchurch Sittingbourne



# Forge Lane Upchurch Sittingbourne ME9 7AE

For Sale offers in the region of  
**£360,000**



## Property Description

No Chain. There are not too many chances to purchase in the village of Newington, especially with this much scope and in this price range! The home is laid out over 3 floors providing wonderful bedrooms sizes in all rooms. Downstairs the 2 receptions offer plenty of space and lead to the kitchen that really opens up with plenty of light cascading in. Within easy reach is the local school, shops, post office and its still only very short drive into Rainham. Plenty of parking is on offer with a driveway to front and side leading to the garage which is accessible via the home.

## Storm Porch

## Lounge

12' 5" Max x 13' 11" Max ( 3.78m  
Max x 4.24m Max )

## Dining Room

10' 11" Max x 13' 10" Max ( 3.33m  
Max x 4.22m Max )

## Kitchen/Conservatory

10' 1" x 15' ( 3.07m x 4.57m )

## Utility Room

## Bathroom

## Landing

## Bedroom One

12' 1" x 13' 10" ( 3.68m x 4.22m )

## Bedroom Two

11' 2" x 11' 3" ( 3.40m x 3.43m )

## Bedroom Three

10' 8" x 13' 11" ( 3.25m x 4.24m )

## Ensuite

## Front Garden

## Rear Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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