

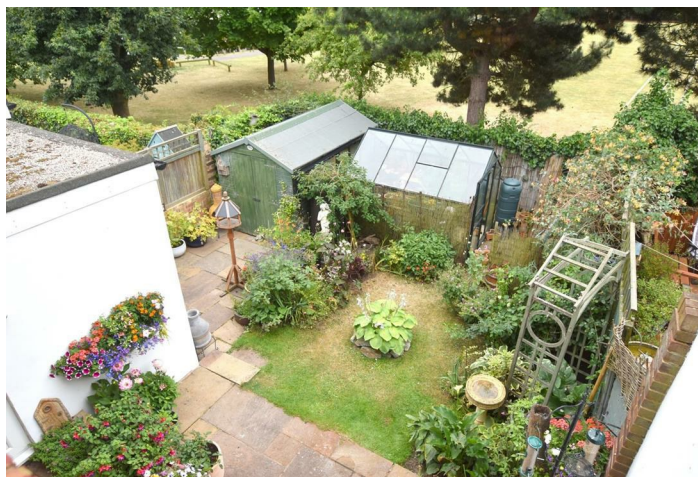


## Church Farm Road

Upchurch Sittingbourne ME9 7AG

- Semi Detached Family Home
- Well Presented Throughout
- Spacious Living Room/Diner
- Luxury Shower Room Fitted In 2024
- Off Road Parking
- Three Bedrooms
- Home Office
- Modern Fitted Kitchen
- Front & Rear Gardens
- Close To Amenities

**Offers In Excess Of £350,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented three bedroom semi-detached residence conveniently situated within walking distance of local amenities. The accommodation comprises a spacious living/dining room and modern fitted kitchen to the ground floor, while upstairs there are three bedrooms and a contemporary shower room fitted in 2024. The property is complemented by well-tended front and rear gardens and also benefits from a home office and a front drive providing off-road parking for two cars. An early viewing of this desirable family home comes highly recommended.

Located in the semi-rural village of Upchurch, just off the A2 and between the towns of Rainham and Sittingbourne. You are within easy reach of the Medway Towns, the north Kent coast, and many other places of interest such as Canterbury and Rochester. Upchurch Village has many facilities and amenities including a fine 13th Century church, a thriving primary school, a busy Village Hall, three pubs, selection of shops and a golf course. Nearby you will find Hempstead Valley Shopping Centre and Gillingham Business Retail Park. Well-respected secondary schools are also in close proximity, including Rainham Mark Grammar School. A short drive will take you to the mainline train station giving a high speed rail service to London St Pancras, and access to the southeast coast.

#### **Ground Floor:**

##### **Reception Hall 8'1 x 5'6**

With UPVC entrance door with frosted double glazed upper panel and large window to side, stairs to first floor, dado rail, coved ceiling, wood effect laminate flooring, door to-

##### **Living/Dining Room 18'10 x 14'0 (max points)**

With front aspect UPVC double glazed window looking onto garden, dado rail, coved ceiling, Hive heating control panel, wood effect laminate flooring, radiator.

##### **Kitchen 13'11 x 9'9 (max points)**

An 'L' shaped kitchen with rear aspect UPVC double glazed window looking onto garden, UPVC back door to garden with double glazed upper panel, range of white gloss finish store cupboards and drawers, roll top work surfaces with tiled splashbacks and concealed lighting over, inset stainless steel one and half bowl sink/drainers with mixer tap over, four ring Neff gas hob (fitted in 2024) with extractor fan over and Neff electric oven under (fitted in 2024), integrated undercounter fridge, plinth heater, recessed understairs storage area, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for slimline dishwasher, recessed downlights, tiled floor.

### **Garage/Office 15'7 x 9'1**

Accessed externally from rear garden via a UPVC door with double glazed upper panel, rear aspect UPVC double glazed window looking onto garden, cupboard housing gas and electric meters and consumer unit, recessed downlighters, vinyl flooring. Agents' Note: the current owners have repurposed the garage space as a home office, but this could be reinstated as a garage if required.

### **First Floor:**

#### **Landing**

With loft hatch and fitted loft ladder [NB: a Worcester Bosch gas-fired combination boiler has been installed in the loft], double shelved linen cupboard, dado rail, radiator.

#### **Bedroom 14' x 8'6**

With front aspect UPVC double glazed window with open outlook, fitted triple wardrobe to one wall with mirrored sliding doors, dado rail, radiator.

#### **Bedroom 14' x 7'**

With rear aspect UPVC double glazed window looking onto garden and playing fields, radiator.

#### **Bedroom 10'0 x 6'**

With side aspect high level UPVC double glazed window (fitted in 2024), internal floor to ceiling frosted glazed panels.

### **Modern Shower Room 6'8 x 5'10**

With UPVC frosted double glazed window (fitted in 2024), large walk-in shower enclosure with Mira rainfall shower and separate hand-held shower attachment and recessed shelf, WC with concealed cistern, wash hand basin with mixer tap over and store cabinet under, wall-mounted bathroom cabinet with heated mirror and vanity lighting, fitted shelving, chrome effect heated towel rail, fully tiled walls, LVT flooring.

### **Outside:**

The property is set back from the road by a well-tended front garden, laid to lawn and with attractive shrub/flower borders. To one side is the driveway providing off-road parking for two cars. The pretty rear garden is well stocked with a variety of planting, a lawn area, paved terrace and patio. There is a garden shed and greenhouse, both having power points; there is also an outside water tap and further outside power points.





GROUND FLOOR  
 552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR  
 397 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>82</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>64</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.