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78 Ten Acre Way

Upchurch • Rainham

Price: Asking Price £425,000



78, Ten Acre Way, Upchurch, ME8 8TL
Asking Price £425,000

- THREE BEDROOM EXECUTIVE DETACHED HOME
- £425,000 to £450,000
- DOWNSTAIRS WC
- SPACIOUS DINING ROOM
- UTILITY
- SOME ROOMS REQUIRE ATTENTION
- POTENTIAL TO CONVERT LOFT AREA INTO BEDROOMS SUBJECT TO BUILDING REGULATIONS
- DRIVEWAY & GARAGE
- CTAX BAND: D MEDWAY COUNCIL
- EPC RATING: D

£425,000 to £450,000

Impressive three bedroom executive detached home located in the sought after Ten Acre Way. The home offers generous accommodation throughout and benefits from a downstairs WC, Separate dining room, utility, garage and driveway for approximately four cars.

NOTE: The property has some unfinished building works which require attention.

EPC RATING: D

CTAX BAND: D MEDWAY COUNCIL

Entrance Hall

8'1" x 5'5" (2.47m x 1.67m)

Staircase to first floor. Access to WC and lounge.

Downstairs WC

2'5" x 5'5" (0.76m x 1.66m)

Low level WC and base level hand wash basin.

Lounge

10'10" x 14'11" (3.32m x 4.57m)

Open to Dining Room.



Kitchen

8'6" x 17'6" (2.61m x 5.35m)

Double glazed window to front. Base and eye level units, base level sink and hob.

Dining Room

15'11" x 9'7" (4.87m x 2.94m)

Double glazed windows to rear and sides. Double patio doors to left hand side and single door to right hand side.

Landing

Double glazed window to rear. Staircase leading to loft space.

Master Bedroom

8'9" x 11'8" (2.68m x 3.57m)

Double glazed window to front. Built in wardrobe. Open to en suite shower.

Master En Suite

5'3" x 5'6" (1.62m x 1.68m)

Double glazed window to rear. Low level WC, built in corner shower unit, corner hand wash basin.

2nd Bedroom

7'5" x 13'3" (2.27m x 4.05m)

Double glazed window to front.

2nd Bed Storage Room

7'4" x 3'10" (2.25m x 1.19m)

Double glazed window to rear. Potential for future en suite. Currently used as storage.

3rd Bedroom

7'6" x 11'1" (2.29m x 3.40m)

Double glazed window to front. Storage cupboard going above stairs.

Bathroom

6'7" x 6'7" (2.01m x 2.02m)

Double glazed window to rear. Low level Bath, base level hand wash basin, low level WC.

Utility

7'6" x 6'6" (2.31m x 2.00m)

Double glazed window and door to rear. Open to garage. Power and light present.

Extension (Unfinished)

8'6" x 4'11" (2.61m x 1.5m)

Unfinished extension.

Garden

Approx 40ft x 45ft. Patio and lawn areas.



Garage

8'2" x 16'3" (2.50m x 4.96m)

Up and over garage door to front. Power and light present.

Driveway

Space for approx 4 cars.

Important Notice

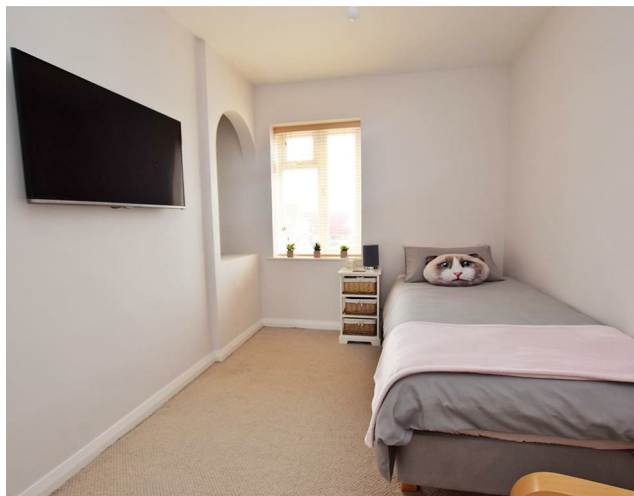
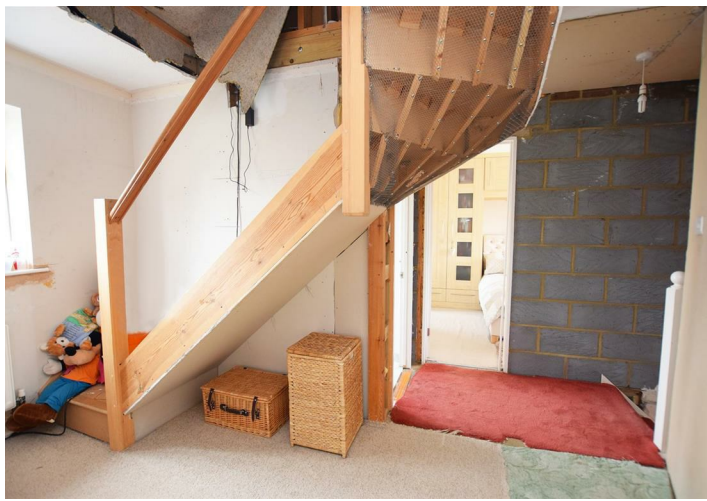
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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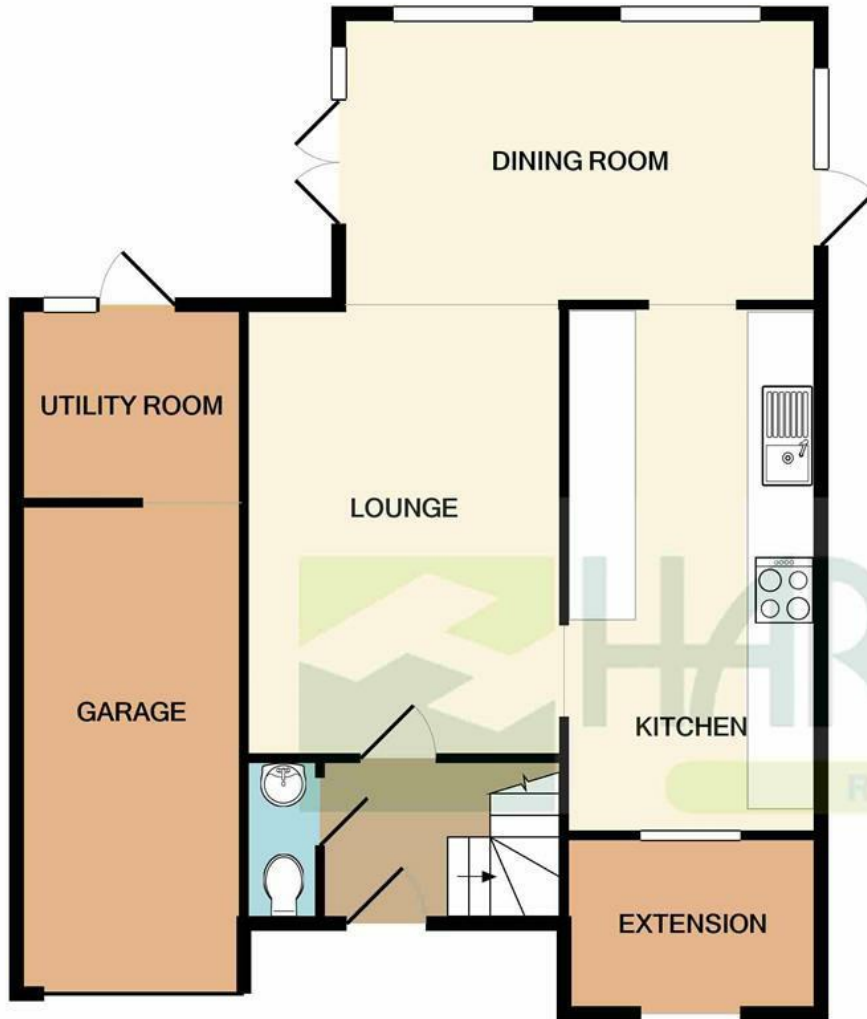
HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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