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www.harrisonsreeve.com



31 Woodruff Close

Rainham • Upchurch

Price: Offers Over £625,000



31, Woodruff Close, Rainham, ME8 7XQ

Offers Over £625,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY & DOUBLE GARAGE
- EN SUITE TO MASTER BEDROOM
- UTILITY ROOM & STUDY
- 1,605 SQ FT INC GARAGE
- DOWNSTAIRS WC
- GENEROUS SIZE REAR GARDEN
- SOUGHT AFTER LOCATION
- CTAX BAND: F
- EPC RATING: C

Harrisons Reeve are pleased to present this impressive four bedroom detached home located in the sought after village of Upchurch. This gorgeous home offers an en-suite to master bedroom, downstairs WC, double garage, driveway and features one of the largest south facing gardens in the development.

EPC Rating: C

#### Entrance Hall

10'7" x 5'6" (3.23m x 1.70m)

#### Lounge

14'6" x 14'11" (4.43m x 4.57m)

#### Dining Room

14'10" x 8'7" (4.53m x 2.63m)

#### Kitchen

11'2" x 13'9" (3.42m x 4.20m)

#### Utility Room

5'6" x 8'4" (1.70m x 2.55m)

#### Downstairs WC

3'8" x 6'7" (1.13m x 2.02m)

#### Study

9'3" x 7'0" (2.82m x 2.14m)

#### Landing

#### Bedroom 1

12'0" x 11'8" (3.66m x 3.57m)

#### Ensuite

5'9" x 6'4" (1.76m x 1.95m)

#### Bedroom 2

11'6" x 11'11" (3.51m x 3.64m)

#### Bedroom 3

12'0" x 9'2" (3.66m x 2.80m)

#### Bedroom 4

10'5" x 8'10" (3.18m x 2.71m)

#### Bathroom

6'11" x 5'6" (2.12m x 1.68m)

#### Garden

#### Driveway

#### Double Garage

16'10" x 16'8" (5.15m x 5.10m)

#### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtens 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		71	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**Harrisons Reeve Harrisons Reeve Office**  
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GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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