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4 Caldecote Close

Upchurch • Rainham

Price: £475,000





4, Caldecote Close, Upchurch, ME8 8TP  
£475,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY
- INTEGRAL GARAGE
- DOWNSTAIRS WC
- CONSERVATORY
- GENEROUS SIZE REAR GARDEN
- CLOSE TO SCHOOLS & TRAIN STATION
- CHAIN FREE
- EPC RATING: D
- CTAX BAND: E

Welcome to this stunning four bedroom detached home located in the desirable Caldecote Close in Upchurch.

The house features two bathrooms, including an en suite for added convenience as well as a downstairs WC, ideal for busy households. Parking will never be an issue with space for at least two vehicles, along with a garage providing ample storage options.

Situated close to schools, this property is ideal for families looking for a convenient and family-friendly location. The neighbourhood offers a peaceful and safe environment for children to grow and thrive.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

EPC Rating: D

**Entrance Hall**  
4'9" x 18'2" (1.47m x 5.56m)

**Downstairs WC**  
8'6" x 2'10" (2.61m x 0.88m)

**Lounge**  
11'10" x 15'3" (3.63m x 4.65m)

**Dining Room**  
8'10" x 9'7" (2.71m x 2.94m)

**Kitchen**  
15'5" x 9'7" (4.70m x 2.93m)

**Conservatory**  
9'9" x 9'0" (2.99m x 2.76m)

**Landing**  
10'10" x 3'3" (3.32m x 1.01m)

**Bedroom 1**  
13'3" x 12'4" (widest points) (4.04m x 3.78m (widest points))

**En Suite**  
3'4" x 9'9" (1.03m x 2.99m)

**Bedroom 2**  
10'11" x 13'7" (widest points) (3.35m x 4.16m (widest points))

**Bedroom 3**  
10'10" x 8'5" (3.31m x 2.58m)

**Bedroom 4**  
9'3" x 9'2" (2.84m x 2.80m)

**Bathroom**  
6'2" x 6'4" (1.89m x 1.94m)

**Garden**

**Driveway**

**Garage**  
8'3" x 13'0" (2.52m x 3.98m)

**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, 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.





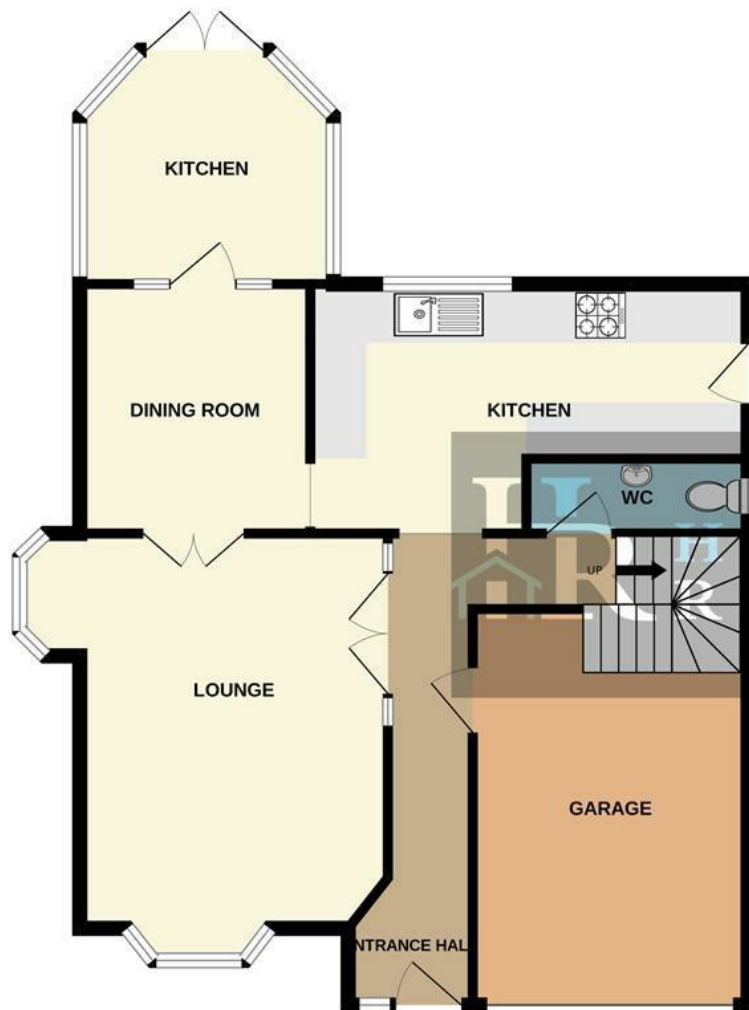
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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