





# 130, Chaffes Lane, , ME9 7BD £450,000

- PRICE £475.000
- BUNGALOW
- DETACHED
- REAR GARDEN APPROX 100 X 50 FT
- SHOWER ROOM
- TWO BEDROOMS
- GARAGE
- DRIVEWAY
- MEDWAY COUNCIL TAX BAND E
- · EPC RATING D

Nestled in the sought-after location of Chaffes Lane, Upchurch, this charming two-bedroom DETACHED BUNGALOW offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and two wellproportioned bedrooms that provide a peaceful retreat.

The BUNGALOW features a well-appointed shower room, ensuring all your essential needs are met. One of the standout features of this home is the generous garden, measuring approximately 100ft by 50ft, which presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor space. The conservatory adds an extra touch of charm, allowing for an abundance of natural light and a lovely spot to unwind while overlooking the garden.

Additionally, the property benefits from a DRIVEWAY and a GARAGE, providing ample parking and storage solutions. This bungalow is ideal for those seeking a tranquil lifestyle in a friendly community, while still being conveniently located for local amenities and transport links.

In summary, this delightful bungalow in Upchurch is a rare find, combining spacious living areas, a beautiful garden, and practical features, making it a perfect home for families, retirees, or anyone looking to enjoy the peaceful surroundings of this lovely area.

MEDWAY COUNCIL TAX BAND E EPC RATING D

# **ENTRANCE HALL**

19'8" x 11'5" (widest points) (6.0 x 3.5 (widest points)) Door leading into the entrance hall, radiator and window.

#### LOUNGE

14'1" x 12'5" (4.3 x 3.8)
With window to the front, fireplace and radiator.

#### BEDROOM 1

11'1" x 8'10" (3.4 x 2.7) With window and radiator.

#### BEDROOM 2

13'9" x 11'1" (4.2 x 3.4) With window and radiator.

# KITCHEN

13'1" x 9'6" (4.0 x 2.9)

With base and eye level units, window, with space for washing machine, cooker and dishwasher,

# SHOWER ROOM

9'10" x 5'2" (3.0 x 1.6)

With walk in shower cubicle, low level WC, sink with vanity unit and a window.

# CONSERVATORY

12'1" x 8'6" (3.7 x 2.6)

With windows and a door leading to the rear garden.

#### **GARDENS**

FRONT - With access to the garage, there is a driveway, tree shrub area and the rest is laid to lawn.

REAR - With side access, two sheds, patio area path and the rest is laid to lawn - size approx 100 x  $^{500}$ 

# GARAGE

With access form the front and rear gardens.

#### MEMBER AGEN

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

#### IMPORTANT NOTICE

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#### 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.

### **AML Charges**

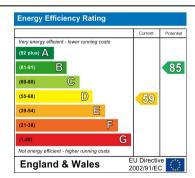
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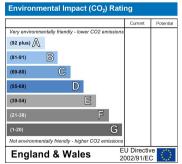












# Harrisons Reeve Harrisons Reeve Office

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# GROUND FLOOR 891 sq.ft. (82.8 sq.m.) approx.



# TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpain contained here, measurements of doors, windows, rooms and any other feems are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metopous ©2025.

