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REEVE



45 Crosier Court

Upchurch • Sittingbourne

Price: £375,000



45, Crosier Court, Upchurch, ME9 7AS  
£375,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR SEVERAL VEHICLES
- GARAGE
- SEPERATE DINING ROOM
- SOLAR PANELS
- BAR/OFFICE WITH AIR CONDITIONING
- GENEROUS SIZE REAR GARDEN
- BEAUTIFUL COUNTRYSIDE VIEWS
- CTAX BAND: D
- EPC RATING: D (61)

Nestled in the charming village of Upchurch, Sittingbourne, this delightful semi-detached house at Crosier Court offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. A standout feature is the versatile bar/office space, which can be tailored to suit your lifestyle, whether you need a quiet workspace or a place to unwind with a drink.

For those who appreciate outdoor living, the large rear garden is a true gem. It offers a peaceful retreat with picturesque countryside views, perfect for enjoying sunny days or hosting summer barbecues. Additionally, the property includes a garage and a driveway, providing parking for up to three vehicles, which is a rare find in this area.

The inclusion of solar panels not only enhances the property's energy efficiency but also contributes to lower utility bills, making it an environmentally friendly choice.

In summary, this semi-detached house in Upchurch is a wonderful opportunity for anyone looking to enjoy a tranquil lifestyle while still being within easy reach of local amenities. With its spacious layout, beautiful garden, and modern features, it is a property that truly deserves your attention.

EPC Rating: D

**Entrance Hall**  
5'2" x 9'5" (1.60m x 2.89m)

**Lounge**  
13'10" x 17'5" (widest points) (4.23m x 5.33m (widest points))

**Kitchen**  
14'0" x 10'2" (widest points) (4.28m x 3.10m (widest points))

**Dining Room**  
11'3" x 14'0" (widest points) (3.43m x 4.28m (widest points))

**Landing**  
2'7" x 11'6" (0.80m x 3.52m)

**Bedroom 1**  
11'11" x 8'6" (3.64m x 2.61m)

**Bedroom 2**  
14'0" x 6'11" (4.28m x 2.13m)

**Bedroom 3**  
10'3" x 5'10" (3.14m x 1.80m)

**Bathroom**  
8'0" x 5'4" (2.46m x 1.64m)

**Bar/Office**  
11'11" x 21'11" (3.65m x 6.70m)

**Garage**  
8'0" x 15'7" (2.44m x 4.76m)

**Garden**

#### 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 and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation, including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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

#### AML Charges

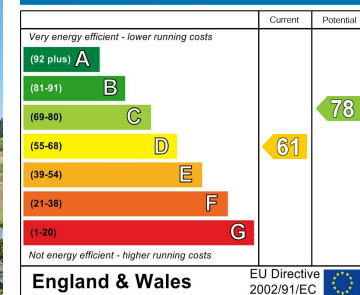
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



### Energy Efficiency Rating

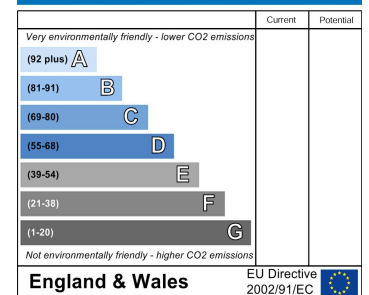


England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



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GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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