



**Three Bedroom Chalet**

**Marstan Close, Upchurch, Sittingbourne, Kent, ME9 7BJ**

**Offers in Excess of £350,000**

**Freehold**

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## Description

NO FORWARD CHAIN.

Set in a quiet village is this three bedroom semi-detached chalet bungalow with a beautiful wrap around garden for you to enjoy, with a lawn area to the front and side, access to the rear garden with lawn and well establish shrubs surround. The property also benefits from a garage and driveway accessible from the rear garden. Internally you have an entrance porch leading down the hallway hosting one of the bedrooms, the modern fitted family bathroom with shower over bath, retro kitchen with a four ring gas hob, oven and grill, as well as a separate utility area and lounge with access to the garden and through to the dining room. To the first floor you have two bedrooms, the main has built in wardrobes and hosts a large loft/eaves storage which boast potential to create an ensuite (STRPP). In need of some modernisation this property has the potential to put your own creative stamp on it and really make it your own while still having been well kept and maintained. Don't miss out call the Greyfox Sales and Lettings team in Rainham to arrange your viewing.

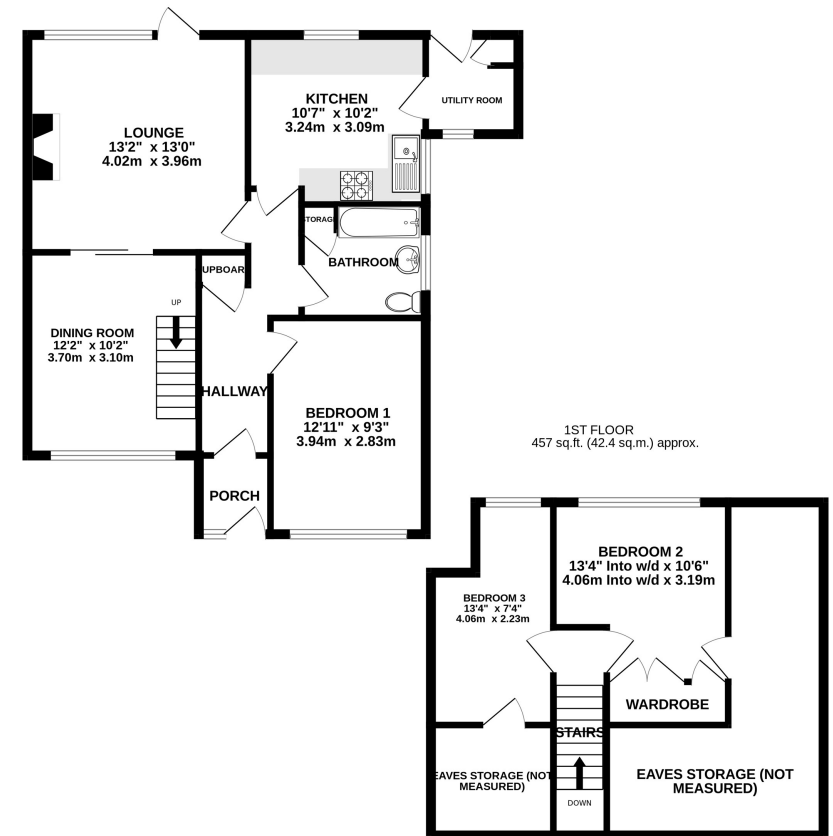
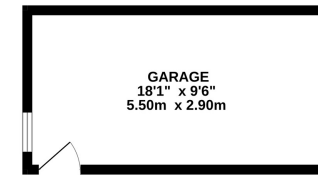
## Key Features

- No Forward Chain
- Three Bedroom Semi-Detached
- Chalet Bungalow
- Rural Village Location
- Garage
- Driveway
- Wrap Around Garden
- Rear Garden measuring approx. 19ft x 43ft

## Local Area

Upchurch is a semi-rural village dating back many centuries with the church dating from around 1100. There is a variety of property styles as well as the village pub and convenience stores. There is a vibrant diverse community represented by the website [upchurchmatters.co.uk](http://upchurchmatters.co.uk) which is well worth a visit. Located between Rainham and Medway with a railway service to London at Rainham and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



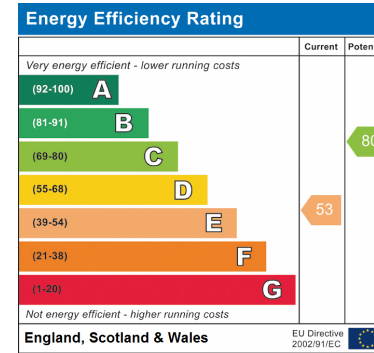
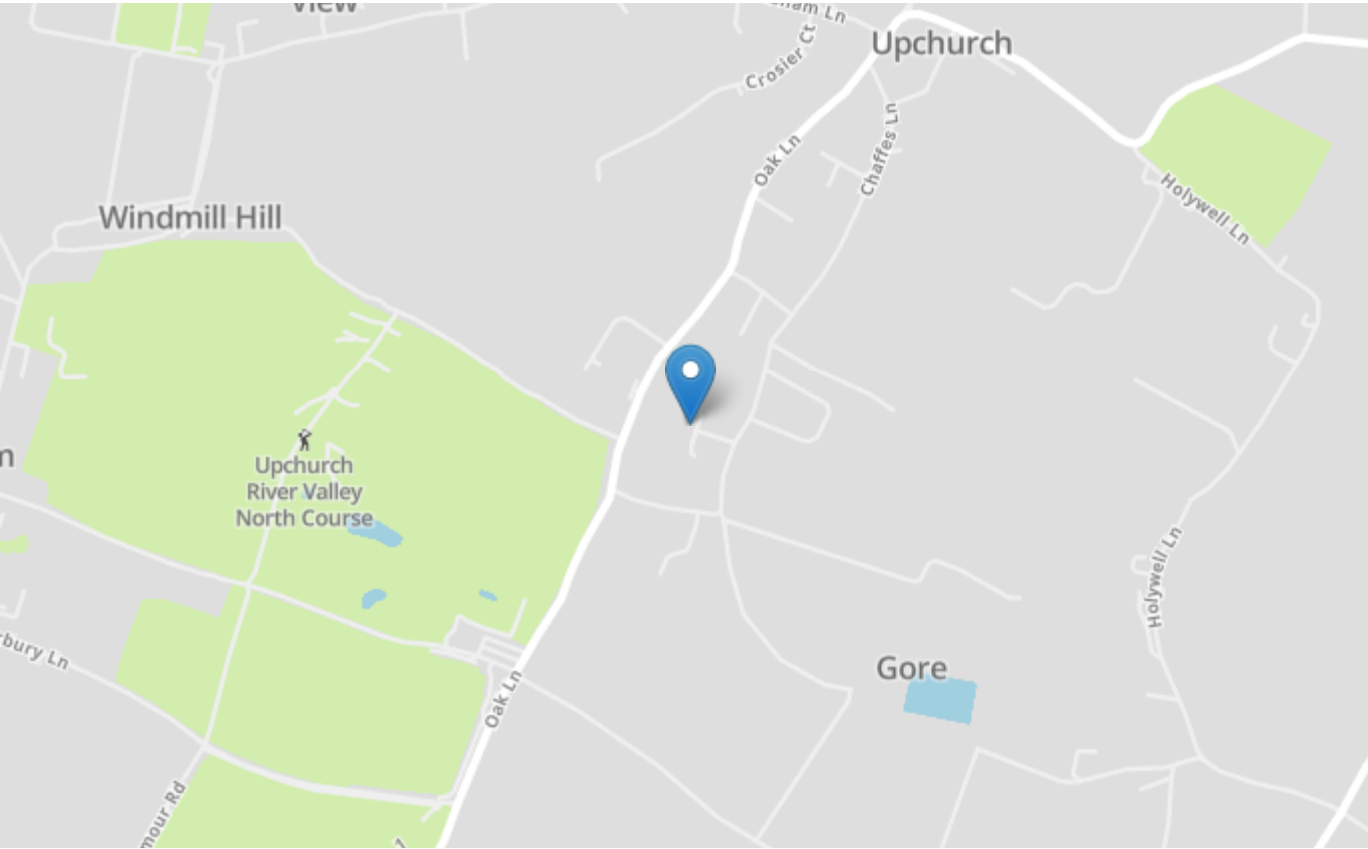
TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

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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## Property Location

Marstan Close, Upchurch, Sittingbourne, Kent, ME9 7BJ



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Swale
<b>Council Tax</b>	Band D

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#### Agent Notes

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