01634 379 799

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HARRISONS REEVE

130 Chaffes Lane

• Upchurch

Price: £450,000

130, Chaffes Lane, , ME9 7BD

£450,000

- DETACHED BUNGALOW IN VILLAGE LOCATION
- REAR GARDEN APPROX 100 X 50 FT
- TWO DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- SHOWER ROOM
- MEDWAY COUNCIL TAX BAND "E", EPC RATING "D"
- POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSIONS BEING OBTAINED

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 well-proportioned 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 50ft

GARAGE
With access form the front and rear gardens.

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

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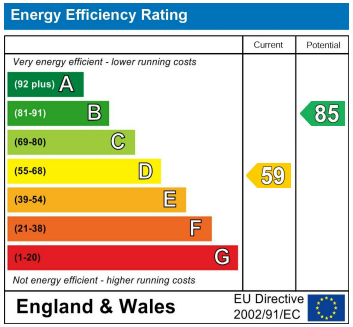
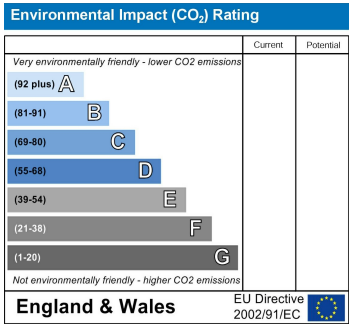
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.

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.





Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

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

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TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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