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4 Caldecote Close

Upchurch • Rainham

Price: Guide Price £475,000



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

- GUIDE PRICE: £475,000 - £500,000
- FOUR BEDROOM DETACHED HOME
- DRIVEWAY & INTEGRAL GARAGE
- DOWNSTAIRS WC
- CONSERVATORY
- NO ONWARD CHAIN
- GENEROUS SIZE REAR GARDEN
- CLOSE TO SCHOOLS & TRAIN STATION
- CTAX BAND: E
- EPC RATING: D

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.

Guide Price: £475,000 - £500,000

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, Burtens Solicitors, Hawkrigde 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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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