



## Oak Lane

Sittingbourne | ME9 7AY



REAL ESTATE

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# Oak Lane

Upchurch, Sittingbourne, ME9

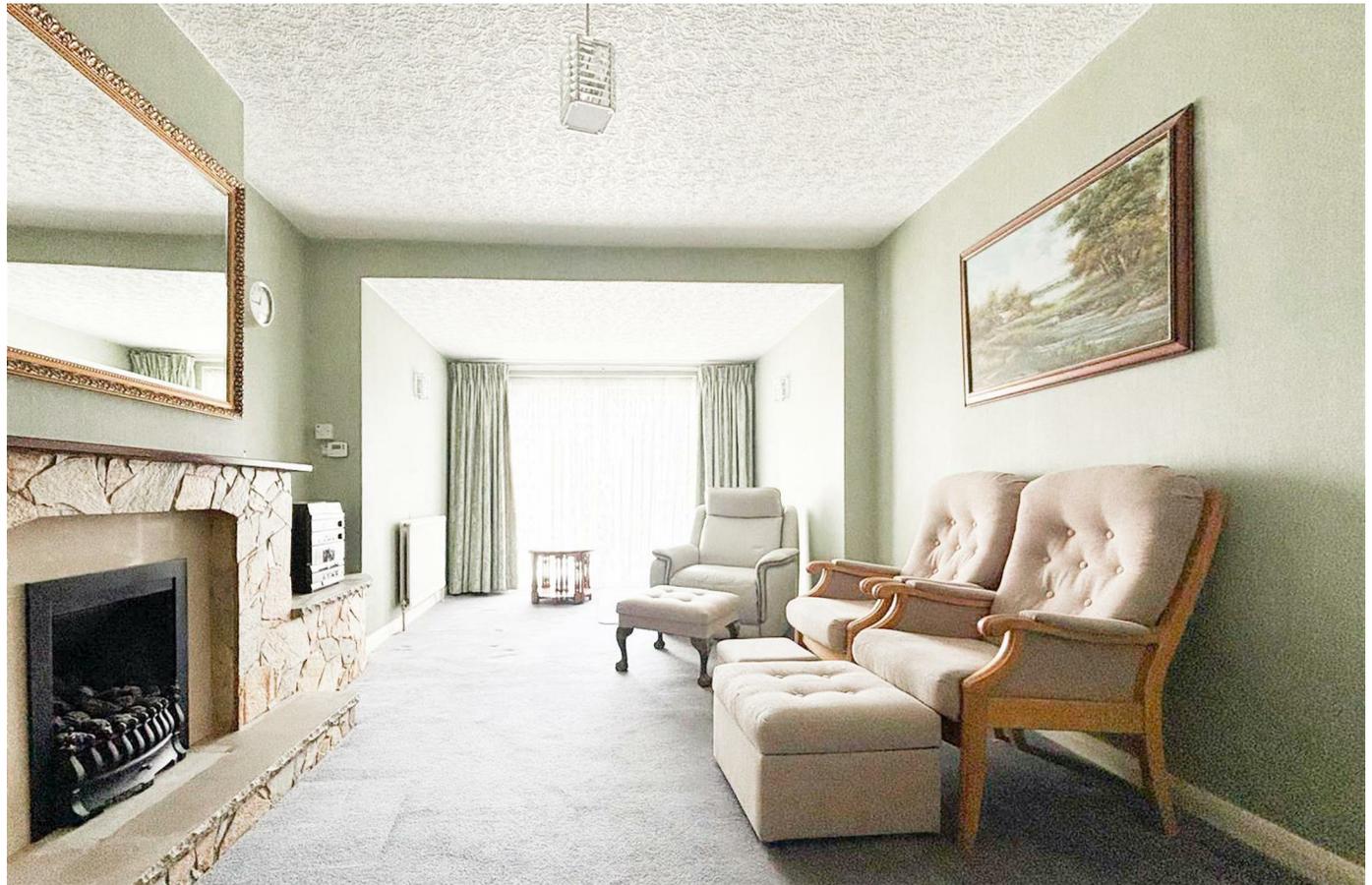
**ZAY**  
Guide Price £325,000 to £350,000

Nestled in the charming village of Upchurch near Sittingbourne, this semi-detached two-bedroom chalet bungalow in Oak Lane is offered for sale with no onward chain, boasting a wonderful opportunity for buyers looking for a property within a lovely village setting, while still being close to local amenities.

The inviting interior of this home includes a spacious lounge/diner, separate fitted kitchen, double bedroom, and a convenient wet room on the ground floor. Upstairs, the first floor has an additional double bedroom, complete with ample built-in storage. Externally, the property boasts a generous driveway for off-street parking at the front and an expansive garden to the rear, perfect for gardening or entertaining.

With its superb location and spacious layout, this property presents a rare find in Upchurch. Call us today to arrange your viewing appointment to explore all that this charming chalet bungalow has to offer.

**Guide Price £325,000**



Entrance Hall

Living Room

18'7 x 11'2 (5.66m x 3.40m)

Kitchen

10'0 x 7'4 (3.05m x 2.24m)

Wet Room

7'3 x 5'10 (2.21m x 1.78m)

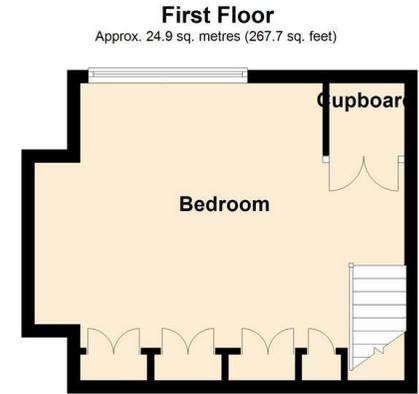
Bedroom

11'5 x 10'8 (3.48m x 3.25m)

Bedroom

19'0 x 15'0 (5.79m x 4.57m)





Total area: approx. 77.2 sq. metres (831.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.