



# Gamelan Crescent

Rochester | ME3 9FN



REAL ESTATE

ESTATE AGENCY · REDEFINED

# Gamelan Crescent

## Hoo, Rochester, ME3 9FN

CR Real Estate are thrilled to present this spacious four/five-bedroom home nestled in the sought-after village of Hoo. Boasting a versatile layout, this property offers ample living space ideal for growing families.

Upon entering, you're greeted by a welcoming entrance hall and the spacious kitchen/diner, perfect for gathering and entertaining. As well as a convenient cloakroom and access to the rear garden.

Ascending to the first floor, you'll find the landing space offering additional storage, and a well-designed layout that maximizes comfort and convenience. Off the landing, you have access to the home office/study, which could also serve as a fifth bedroom, the spacious lounge, and the main bedroom boasting an en-suite shower room. Venturing up to the second floor, you'll discover even more storage space on the landing, three generously sized bedrooms, and the family bathroom.

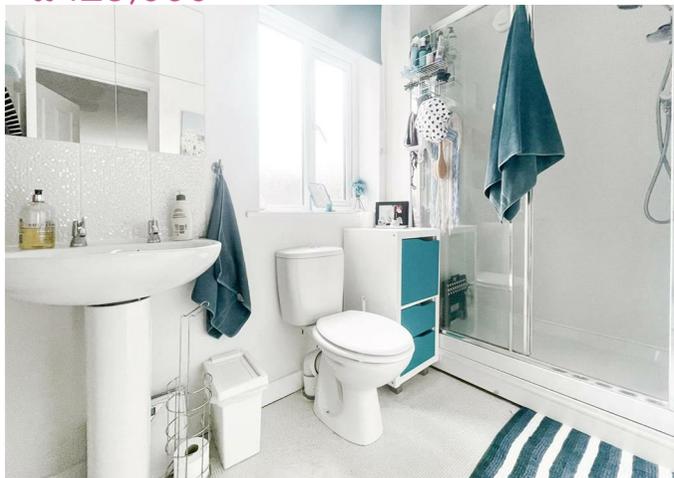
Externally, the property continues to impress with its converted garage, offering an ideal space for a home office or gym, a convenient carport with covered parking, and a low-maintenance rear garden.

Situated in Hoo village, you will benefit from an array of local amenities, including schools, a leisure centre, and shops. As well as excellent transport links by car and bus for easy access to surrounding local towns, as well as the A2/M2 for quick connections to London and the picturesque Kent coast.

Don't miss your opportunity to own this large family home in a thriving



Offers In The Region Of  
£425,000



## Entrance Hall

## Kitchen/Diner

24'0 x 10'0 (7.32m x 3.05m)

## Cloakroom/WC

4'9 x 3'7 (1.45m x 1.09m)

## Living Room

13'4 x 15'1 (4.06m x 4.60m)

## Bedroom

19'2 x 9'1 (5.84m x 2.77m)

## En Suite

9'1 x 4'6 (2.77m x 1.37m)

## Study/Bedroom Five

8'7 x 6'8 (2.62m x 2.03m)

## Bedroom

14'10 x 10'2 (4.52m x 3.10m)

## Bedroom

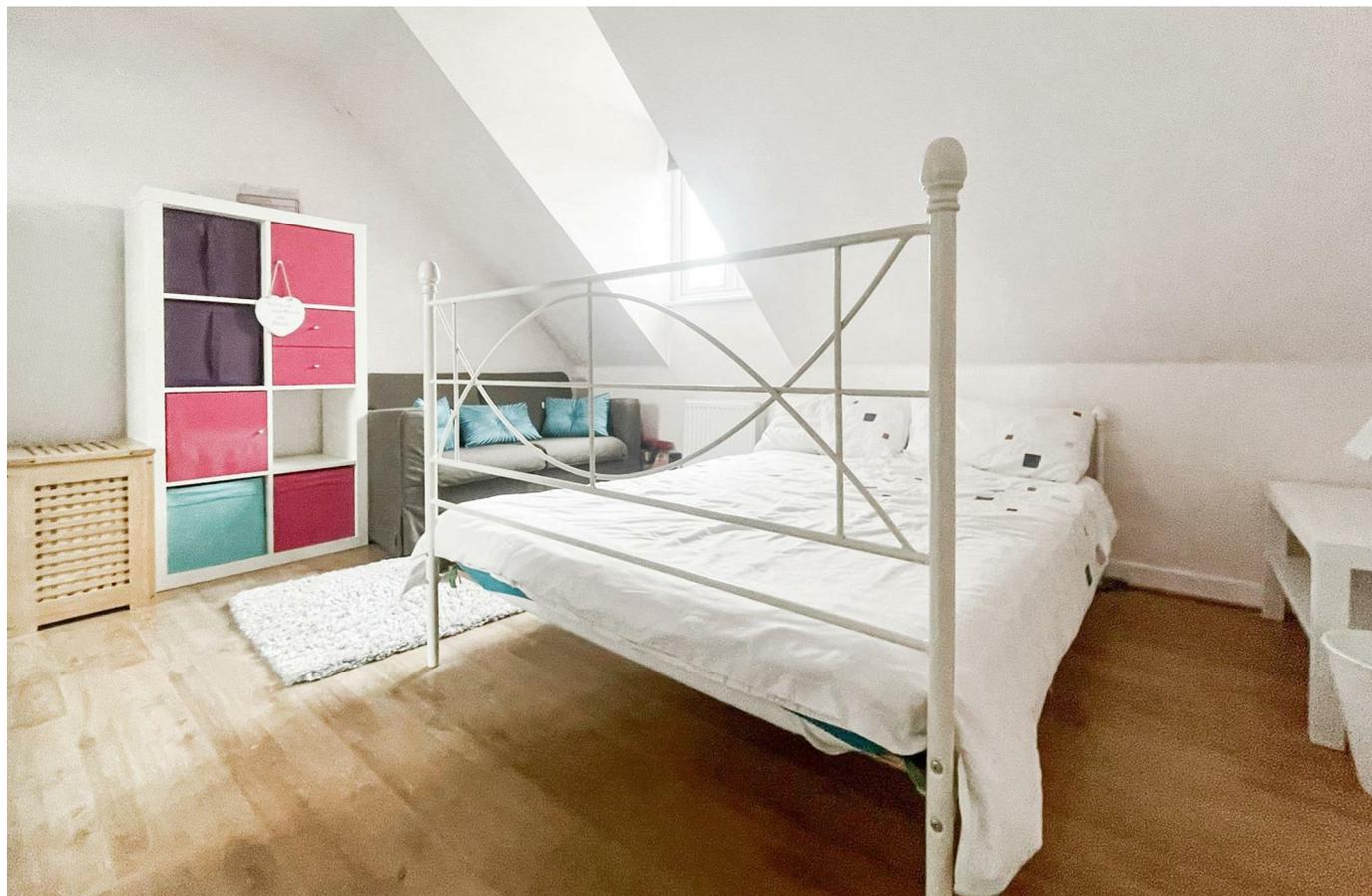
12'8 x 11'7 (3.86m x 3.53m)

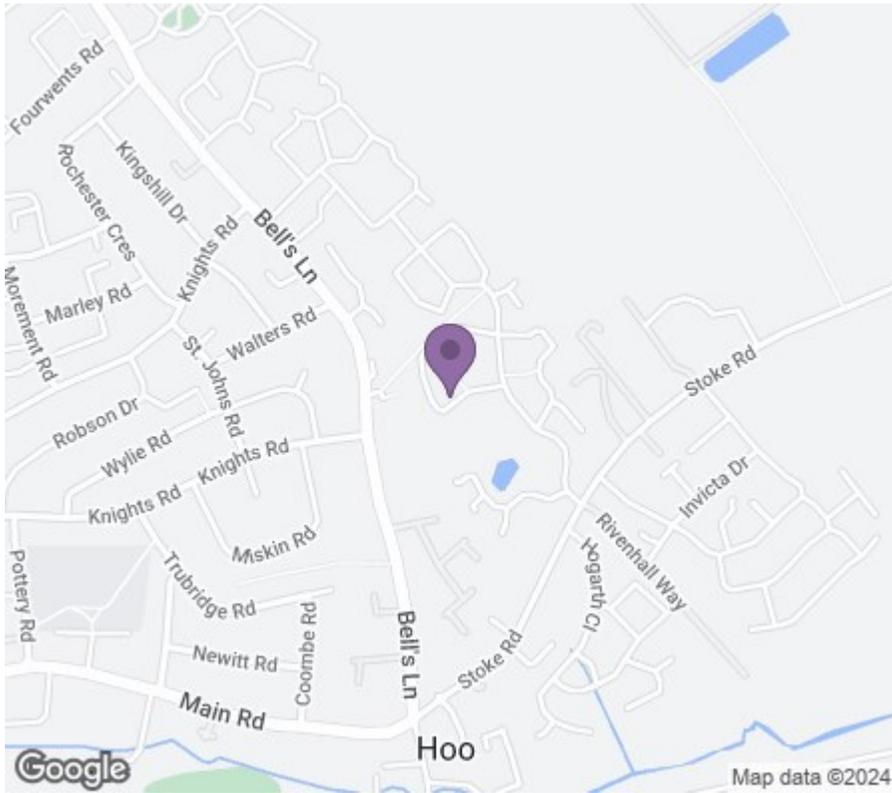
## Bedroom

12'1 x 9'5 (3.68m x 2.87m)

## Bathroom

7'4 x 6'8 (2.24m x 2.03m)





Total area: approx. 151.9 sq. metres (1634.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	80
	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.