



Hill Road | | Rochester | ME1 3NN

Asking price £600,000



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Welcome to this beautifully presented and generously extended five-bedroom semi-detached home on Hill Road in Rochester, Kent. Set across three well-appointed floors, this property offers the perfect blend of modern family living and character charm, all within a peaceful and elevated position offering views over the River Medway.

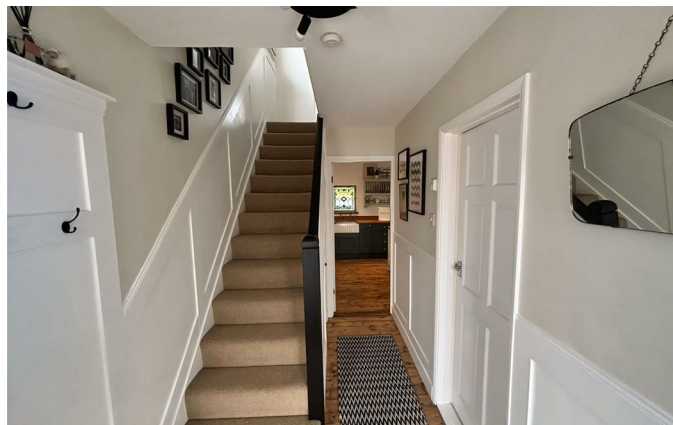
From the moment you step inside, you'll appreciate the wonderful flow of the home, where each room is flooded with natural light to create a bright and tranquil atmosphere throughout. The current owners have lovingly opened up the kitchen, transforming it into a stylish open-plan entertaining space that effortlessly connects to the living and dining areas – ideal for family gatherings, dinner parties, or simply relaxing in a sociable setting.

• Extended
The first floor comprises of three large bedrooms, all generously
sized and beautifully decorated, and a modern family
bathroom. Up on the second floor, the loft conversion, carried out
by the previous owners, offers two additional bedrooms and
shower room, perfect for children, guests, or home office use.

Outside, parking is a breeze, with a large private driveway that comfortably fits up to seven vehicles – a rare find in this area. To the rear, you'll find a beautifully landscaped garden, offering plenty of space for children to play and adults to relax. The elegant patio area is perfect for family summer BBQs, alfresco dining, or enjoying the sunshine in peace.

Situated within easy reach of the Rochester Grammar Schools and a number of other highly regarded primary and secondary schools, this home is ideally positioned for families seeking top-tier education options. Local schools include Sir Joseph Williamson's Mathematical School, Holcombe Grammar, and The Rochester Grammar School for Girls, all known for their outstanding academic performance

If you're looking for a bright, tranquil family home with space, style, and landscaped gardens – look no further.





Entrance Hall

5,6 x 12,76 (1.52m,1.83m x 3.66m,23.16m)

Living Room

12,69 x 12,18 (3.66m,21.03m x 3.66m,5.49m)

Kitchen/Diner

11,20 x 18,13 (3.35m,6.10m x 5.49m,3.96m)

Downstairs Extension

17,15 x 8,68 (5.18m,4.57m x 2.44m,20.73m)

Landing

16,95 x 8,61 (4.88m,28.96m x 2.44m,18.59m)

Master Bedroom

12,30 x 12,53 (3.66m,9.14m x 3.66m,16.15m)

Bedroom 2

9,89 x 11,95 (2.74m,27.13m x 3.35m,28.96m)

Bedroom 3

18,17 x 9,16 (5.49m,5.18m x 2.74m,4.88m)

Bedroom 4

8,62 x 11,23 (2.44m,18.90m x 3.35m,7.01m)

Bedroom 5

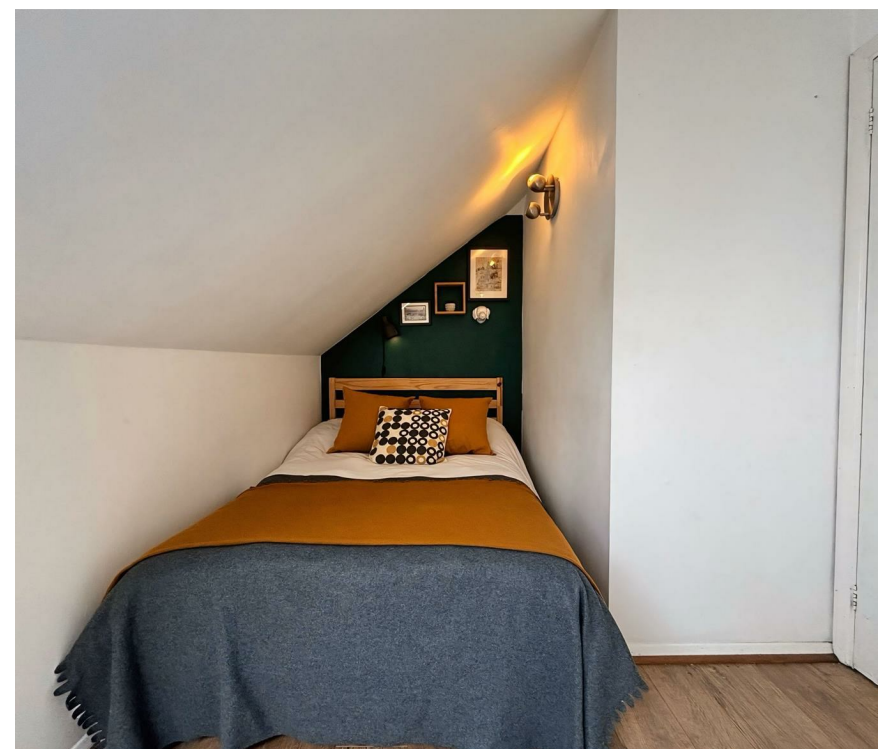
9,78 x 8,54 (2.74m,23.77m x 2.44m,16.46m)

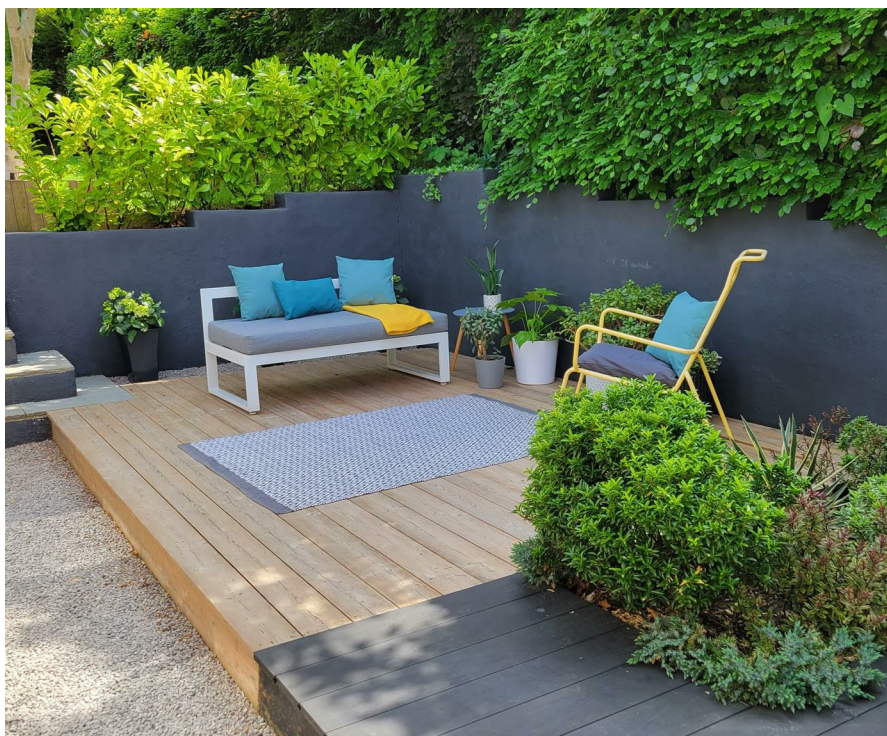
Garden

89,71 x 22,66 (27.13m,21.64m x 6.71m,20.12m)

Garage





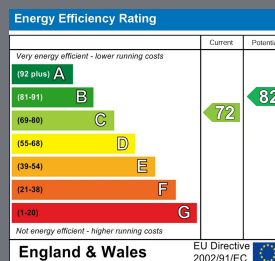




TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.

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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