



Canon Close | | Rochester | ME1 3EN

Asking price £420,000



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Nestled in a quiet and sought-after cul-de-sac, this well-presented three-bedroom house on Canon Close is being offered to the market with no onward chain—a rare opportunity, especially as it's the first time this property has been available in over 37 years.

As you arrive, you'll immediately appreciate the convenience of the private driveway, making parking effortless. Stepping inside, a spacious entrance lobby welcomes you, offering a warm and practical introduction to the home. Moving through, you'll find a sleek, modern fitted kitchen—perfectly suited for family living or entertaining guests.

To the rear of the property, a generously sized living room opens onto a beautifully landscaped garden, creating a bright and tranquil space ideal for relaxing or hosting. Throughout their tenure, the current owners have thoughtfully updated the home, including the installation of a new front door and double glazing throughout, ensuring comfort and energy efficiency.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, providing excellent accommodation for growing families or professionals alike.

Practicality continues outside with a large garage offering additional storage, further enhancing the home's functionality.

Located within walking distance of highly regarded local primary and secondary schools, this home is ideal for families. Of particular note is the proximity to the prestigious Rochester Mathematics School, one of the UK's top-performing selective grammar schools, founded in 1701 with a rich academic history and strong ties to the local community.

Don't miss your chance to own this lovingly maintained home in a desirable location. Contact Cassius at Machin Lane today to arrange your viewing!





- NO ONWARD CHAIN!
- 3 BEDROOMS
- OFF ROAD PARKING
- GARAGE
- WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS

Kitchen

16'1" x 9'5" (4.90m x 2.87m)

Lounge Diner

23'7" x 13'9" (7.19m x 4.19m)

Garage

17'8" x 10'11" (5.38m x 3.33m)

Master Bedroom

16'3" x 9'7" (4.95m x 2.92m)

Bedroom 2

12'1" x 7'7" (3.68m x 2.31m)

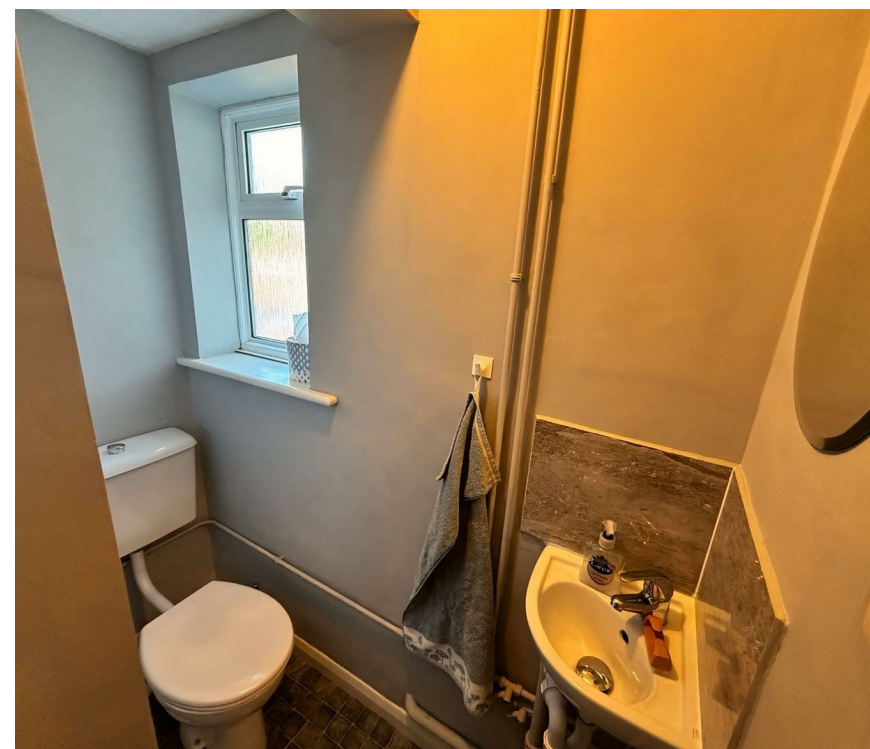
Bedroom 3

9'1" x 7'7" (2.77m x 2.31m)

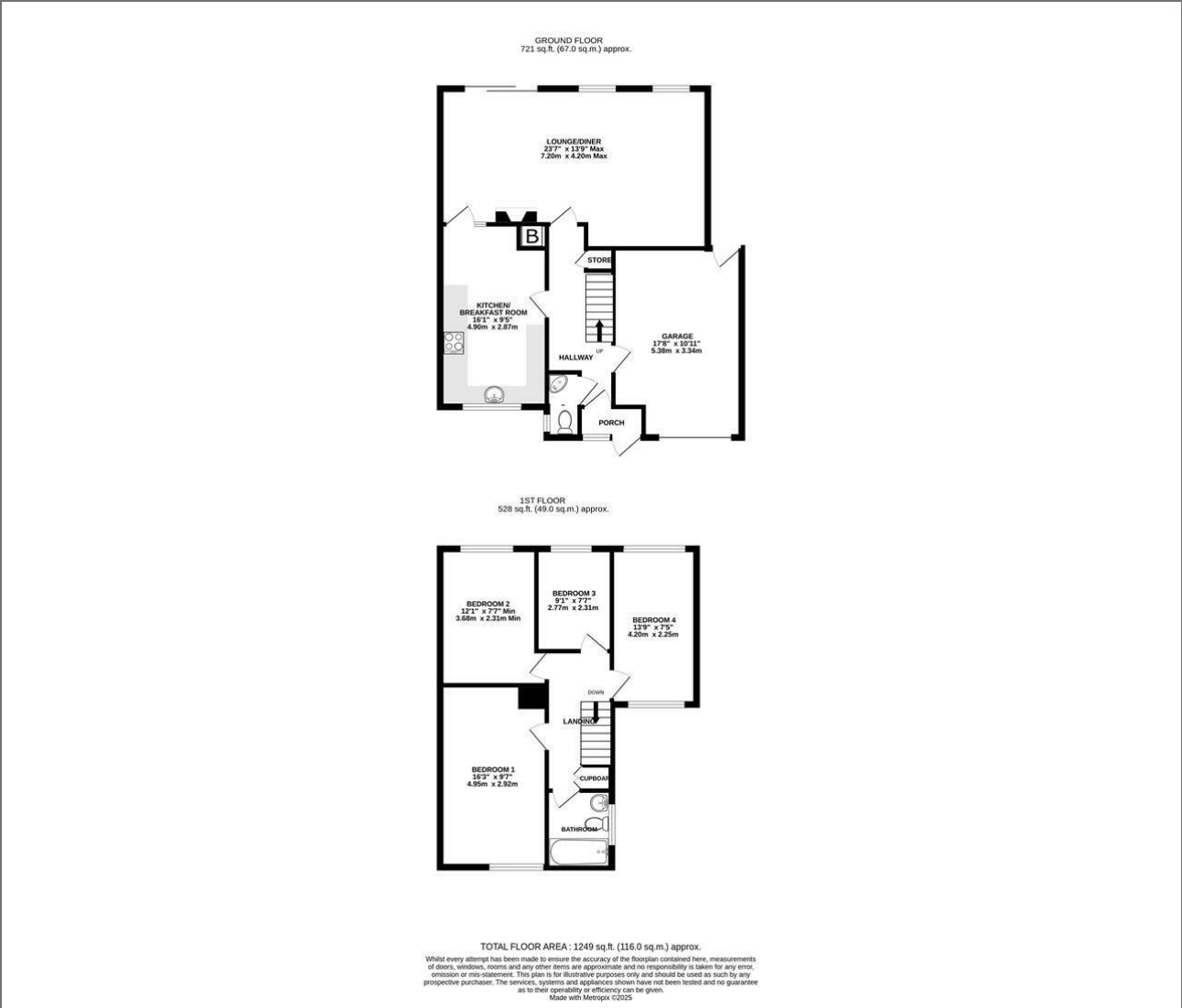
Bedroom 4

13'9" x 7'5" (4.19m x 2.26m)









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			
England & Wales		EU Directive 2002/91/EC	

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