



Cross Way | | Rochester | ME1 3DX

Asking price £585,000



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Rare Opportunity – Extended Five-Bedroom 1930s Semi-Detached Home with Balcony, Garage & West-Facing Garden – Premier Rochester Location

Set in a quiet position off Maidstone Road, this beautifully extended and improved five-bedroom 1930s semi-detached house offers exceptional space and versatility, perfect for family living or working from home.

The ground floor features a welcoming dining room with bay window, an extended lounge with doors to a wrap-around decked balcony overlooking the west-facing garden, and a kitchen/breakfast room with integrated hob and oven. Planning permission is in place for an enlarged kitchen/breakfast room and

- FIVE BEDROOMS
 - DINING ROOM
 - TWO EN-SUITE SHOWERS
 - INTEGRAL GARAGE AND OFF ROAD PARKING FOR TWO CARS
 - CLOSE TO LOCAL SHOPS AND SCHOOLS
- 19'4" EXTENDED LOUNGE
 - KITCHEN/BREAKFAST ROOM
 - FAMILY BATHROOM
 - WEST FACING TIMBER BALCONY AND ENCLOSED REAR GARDEN

Lounge
11'5" x 19'4" (3.47m x 5.90m)

Dining Room
13'6" x 10'9" (4.11m x 3.27m)

Kitchen
9'11" x 8'4" (3.03m x 2.53m)

Breakfast Area
7'1" x 15'11" (2.16m x 4.85m)

Bedroom One
10'10" x 18'9" (3.30m x 5.72m)

Bedroom Two
10'10" x 13'1" (3.30m x 3.98m)

Bedroom Three
11'9" x 11'3" (3.57m x 3.43m)

Bedroom Five
9'0" x 7'7" (2.75m x 2.30m)

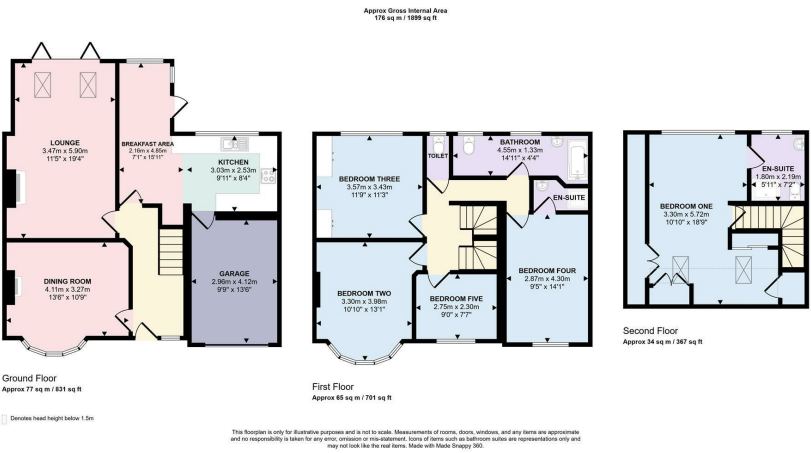
Bedroom Four
9'5" x 14'1" (2.87m x 4.30m)

Bathroom
14'11" x 4'4" (4.55m x 1.33m)

Bathroom
En-Suite
5'11" x 7'2" (1.80m x 2.19m)

Garage
9'9" x 13'6" (2.96m x 4.12m)

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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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