



Sylewood Close | | Rochester | ME1 3LL

Asking price £445,000



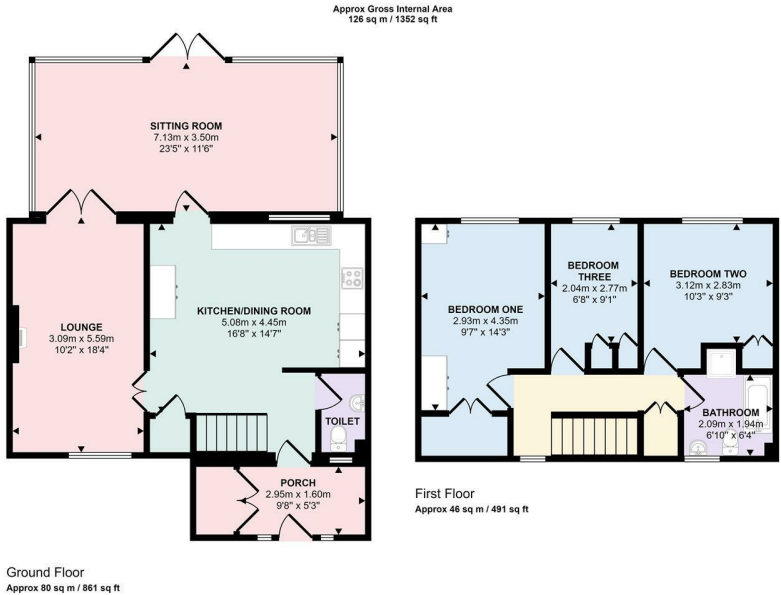
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Must be Seen! This extended and much improved by the current owners, three bedroom semi-detached house offers great accommodation for a family or couple. The large entrance porch leads into the hall and open plan kitchen/dining room which is extensively fitted and has built-in appliances. There is a downstairs toilet, lounge and sitting room extension with recently installed dual fuel stove. The modern fitted bathroom also includes a separate shower cubicle, there is gas central heating and full double glazing. There is an attractive enclosed rear garden with full width patio, lawn and central feature pergola and off road parking to the front for two cars. The solar panels are owned by the owner and reduce the electricity costs with an approximate annual £2000 rebate. Situated just off Maidstone Road, Rochester, within walking distance of local primary and secondary schools, Sir Thomas Aveling and Sir Joseph Williamsons Mathematical and Rochester Girls Grammar schools. Rochester High Street is within two miles with its variety of independent shops, cafes and restaurants, along with the mainline station offering Hi-Speed services to London. There are good links to the A2, M2 and M20. Call to view.

- THREE BEDROOMS
- 16'8" KITCHEN/DINING ROOM
- 23'5" SITTING ROOM EXTENSION
- BATHROOM WITH SEPARATE SHOWER
- SOLAR PANELS PROVIDING ELECTRICITY
- 18'4" LOUNGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	90
(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 



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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