



Fay Close | Rochester | ME1 1LZ

Offers in excess of £550,000



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Spacious Four-Bedroom Detached Home with Conservatory, Garage & Garden – Close to Rochester Esplanade

Situated on an elevated plot just off the Esplanade in Rochester, this four-bedroom detached house offers flexible family living in a highly desirable riverside setting. With a westerly front aspect, generous living space, and excellent access to schools, shops, and transport links, this is a fantastic opportunity to own a well-appointed home in a sought-after location.

Inside, the property boasts a bright lounge with traditional fireplace, separate dining room, and a large conservatory overlooking the rear garden. The fitted kitchen includes integrated appliances and leads to a

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN, INTEGRATED APPLIANCES
- GARAGE AND PARKING
- POPULAR LOCATION,
- OVERLOOKING RIVER
- EN-SUITE AND BATHROOM
- UTILITY AND CLOAKROOM
- ENCLOSURE REAR GARDEN

Lounge

13'6" x 13'6" (4.11m x 4.11m)

Bedroom 1

13'6" x 9'6" (4.11m x 2.90m)

Dining Room

9'6" x 8'1" (2.90m x 2.46m)

Bedroom 2

11'6" x 9'4" (3.51m x 2.84m)

Kitchen

12'3" x 9'2" (3.73m x 2.79m)

Bedroom 3

14'0" x 8'1" (4.27m x 2.46m)

Utility Room

5'4" x 4'9" (1.63m x 1.45m)

Bedroom 4

8'7" x 8'7" (2.62m x 2.62m)

WC

Bathroom

7'0" x 6'6" (2.13m x 1.98m)

Family Room

19'3" x 8'1" (5.87m x 2.46m)

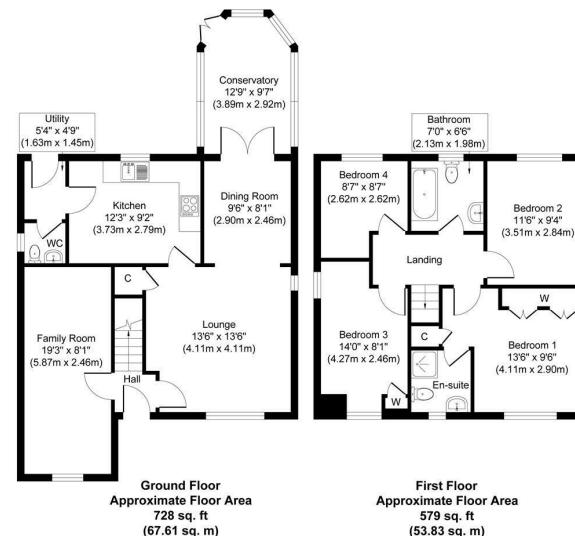
Rear Garden

Conservatory

12'9" x 9'7" (3.89m x 2.92m)



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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080
admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>