



Connells

Grove Road  
Rochester



### Property Description

If there was ever a book that should not be judged by its cover then this is the one! From the roadside it would look like standard period home. However once inside it is anything but, the rooms sizes and ceiling heights are exceptional boasting 3 large bedrooms and living areas to match. There is a shower room on the ground and bathroom on the first! To the rear there is also a parking space so won't be hunting for somewhere to park at the end of the day. The location could not be better with Strood station just moments away as well as the high street and bus routes.

**Entrance Porch**

**Entrance Hall**

**Lounge**

12' x 15' 1" ( 3.66m x 4.60m )

**Dining Room**

10' x 12' 1" ( 3.05m x 3.68m )

**Kitchen**

7' 1" x 11' ( 2.16m x 3.35m )

**Utility Area**

**Cellar**

11' 1" x 15' ( 3.38m x 4.57m )

**Bathroom**

**Landing**

**Bedroom One**

12' 1" x 15' 1" ( 3.68m x 4.60m )

**Bedroom Two**

10' x 12' 1" ( 3.05m x 3.68m )

**Bathroom**

**Landing**

**Bedroom Three**

14' 1" x 16' ( 4.29m x 4.88m )

**Front Garden**

**Rear Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street RAINHAM  
 GILLINGHAM ME8 7HX

**EPC Rating: Awaited**

Tenure: Freehold

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