



## Leigh Road, Rochester, Kent, ME3 8ED

- Stunning 3 bed detached
- Ground floor cloakroom
- Conservatory
- Driveway
- Popular Hollywood lane location
- Converted garage
- Modern kitchen/ diner

**Guide Price £425,000**





# Leigh Road, Rochester, Kent, ME3 8ED



GUIDE PRICE £425,000 - £450,000

This beautifully presented 3 bed detached property on Leigh Road Wainscott offers a perfect blend of comfort and modern living. The property boasts a spacious layout, ideal for families or those seeking extra room to breathe.

Upon entering the entrance hall, you are welcomed into a bright and airy lounge which leads through to a modern fully fitted kitchen diner, complete with granite flooring and work surfaces, it also boasts underfloor heating and fitted appliances.

The Victorian style adjoining conservatory enhances the living area, providing a serene spot to relax and enjoy the garden views throughout the seasons.

The ground floor cloakroom adds convenience, making it easy for guests and family members alike. Additionally, the fully converted garage ,now a pleasant light and airy second lounge, presents a versatile space that can be tailored to your needs, whether as a home office, playroom or extra bedroom, complete with built in storage cupboards.

Two of The three well-proportioned bedrooms boast fitted wardrobes and bedroom furniture, ensuring ample space for rest and relaxation, making this property an excellent choice for families or those looking to downsize without compromising on comfort.

The first floor fully tiled modern shower room adds a touch of luxury.

Outside there's a driveway to the front and to the rear there's a spacious sun trapped patio, which leads down to a beautifully well tended mature garden, boasting an array of trees, plants and shrubs.

Situated in the desirable Holly wood lane location, this home is close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

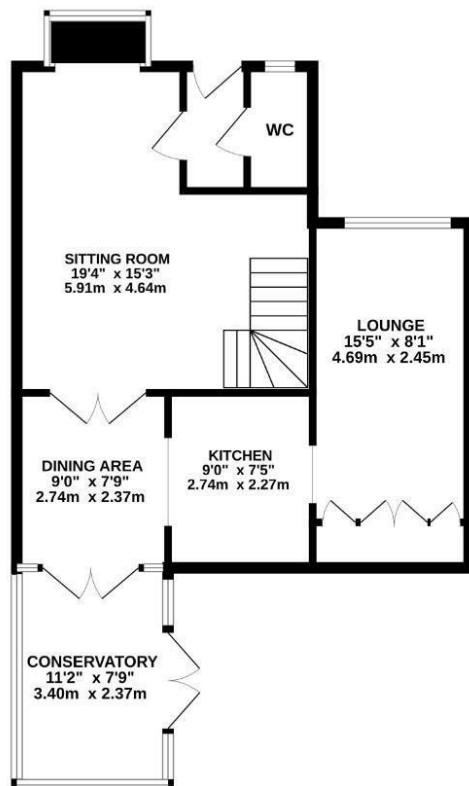




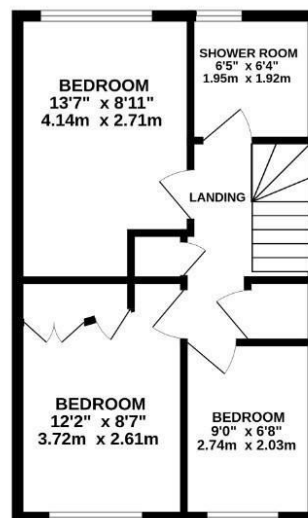
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

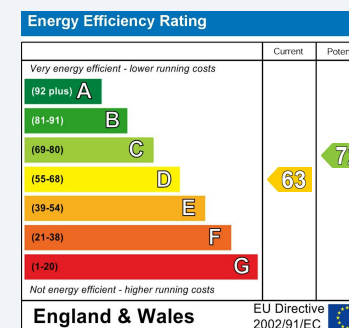
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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