



Grandsire Gardens, Rochester, ME3 9LH
Asking price £450,000 Freehold

 4
  2
  2
  C

The Homes Group are delighted to present to the market this Very Well Presented Four Bedroom Detached House. Set on a popular modern development in Hoo, close to Hoo Village and Link Road to the A2 and Strood, this house would make the perfect family home.

Benefits include: Four bedrooms, 16'2 lounge with bay window and fireplace, 12'4 modern fitted kitchen with built-in and integrated appliances (fridge, freezer, washing machine, tumble dryer, microwave and oven), separate dining room with french door to garden, en-suite to master bedroom, fitted wardrobes, family bathroom with white suite, double glazing, central heating (new boiler, rads and valve 2 years ago), rear garden with paved patio, and double garage (tandem) with driveway parking for two cars to front.

The layout of the rooms as below:

Entrance hall

Cloakroom/WC

5'10 x 3'2 (1.78m x 0.97m)

Lounge

16'2 x 12'3 (4.93m x 3.73m)

Kitchen

12'4 x 10'8 (3.76m x 3.25m)

Dining room

10'7 x 10'7 (3.23m x 3.23m)

Landing

Bedroom one

12'4 x 8'9 (3.76m x 2.67m)

En-suite

5'4 x 4'8 (1.63m x 1.42m)

Bedroom two

9'3 x 9'3 widening to 10'1 (2.82m x 2.82m widening to 3.07m)

Bedroom three

9'5 x 7'5 (2.87m x 2.26m)

Bedroom four

10'3 x 7'0 (3.12m x 2.13m)

Bathroom

6'11 x 6'0 (2.11m x 1.83m)

Tandem garage

35'7 x 9'3 (10.85m x 2.82m)

Rear garden

Tenure: FREEHOLD

Council Tax: Band E





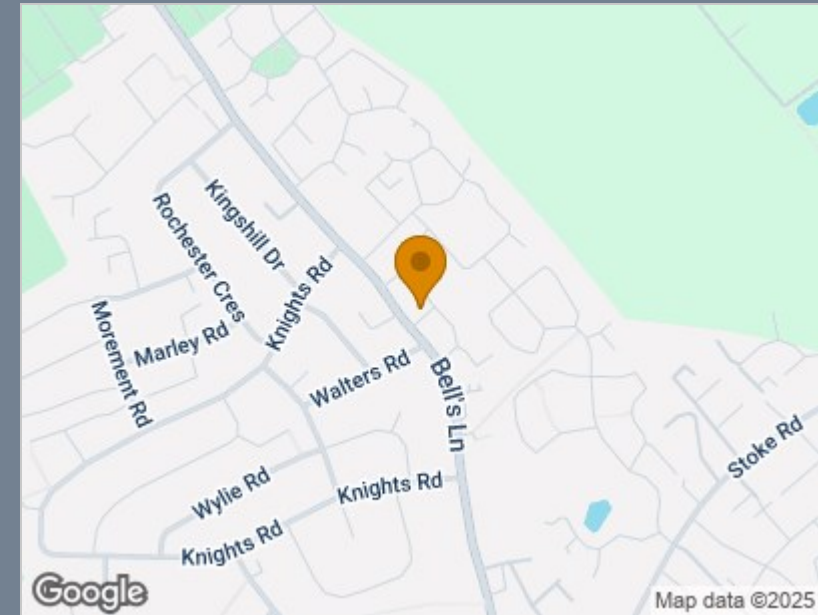
Ground Floor
Approx. 84.8 sq. metres (913.3 sq. feet)



First Floor
Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 134.9 sq. metres (1452.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

71-75 Shelton Street, London, WC2H 9JQ
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk