



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

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





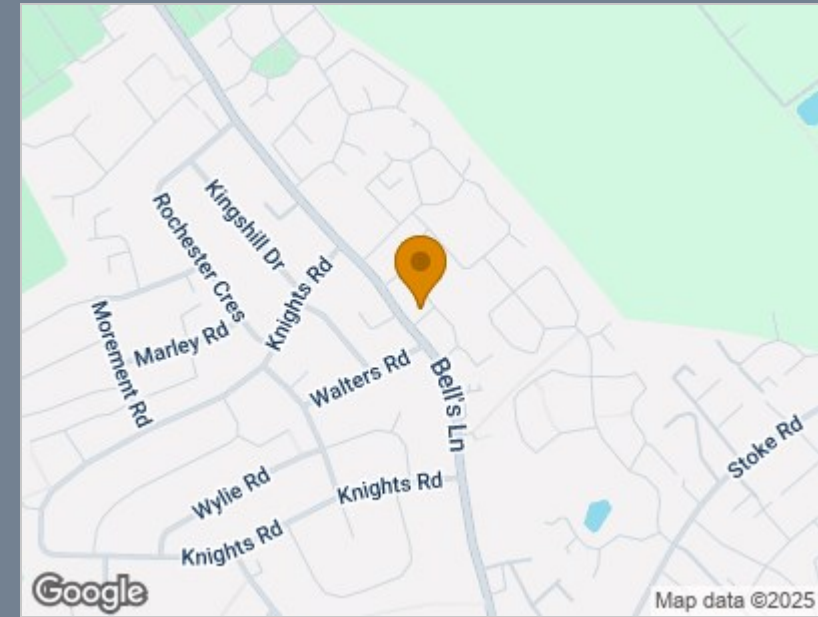
Ground Floor
Approx. 84.8 sq. metres (913.3 sq. feet)



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.

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