



## 22 Carton Close, Rochester, ME1 2QF

**\*\*NO FORWARD CHAIN\*\*SOUTH FACING GARDEN\*\*NEW ROOF 2025**

Nestled in Carton Close, Rochester, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting lounge provides a perfect setting for relaxation, while the sun room offers a bonus area for the house, allowing for an abundance of natural light and a seamless connection to the outdoors.

The fitted kitchen is a functional space, catering to all your culinary needs. The bathroom is conveniently located, ensuring ease of access for all family members. Externally, the property features a block-paved driveway that accommodates two vehicles, a valuable asset in this sought-after area. The generous rear garden is ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Situated close to a variety of amenities, this home is particularly appealing for families, with schools for all ages within easy walking distance, including the esteemed girls' and boys' grammar schools. The property is offered with no forward chain, making it an attractive option for those looking to move swiftly. With a council tax band of B and an EPC rating of D, this home is not only practical but also offers potential for personalisation. In summary, this three-bedroom semi-detached house in Carton Close is a wonderful opportunity to secure a family home in a desirable location, combining comfort, convenience, and a welcoming community atmosphere.

- THREE BEDROOMS
- NO FORWARD CHAIN
- SOUTH FACING GARDEN
- SUNROOM
- EPC RATED D
- COUNCIL TAX BAND B
- WALKING DISTANCE TO GRAMMAR SCHOOLS
- DRIVE WAY FOR TWO CARS
- GOOD SIZED REAR GARDEN

**£280,000**



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

760.36 ft<sup>2</sup>  
70.64 m<sup>2</sup>

Reduced headroom

1.92 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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