



## 33 Miskin Road, Hoo, ME3 9EB

GUIDE PRICE £350,000 - £375,000

Nestled in the charming village of Hoo, Rochester, this delightful semi-detached house on Miskin Road offers a perfect blend of modern living and community spirit. The property boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space. The formal lounge at the front of the house provides a welcoming atmosphere, while the contemporary kitchen diner at the rear overlooks a large garden, perfect for entertaining or enjoying quiet moments outdoors.

The interior of the home is adorned with modern decor throughout, featuring luxurious carpets on the first floor and an impressive glass balustrade on the landing, adding a touch of elegance. The first-floor bathroom is well-appointed, catering to the needs of the household with ease.

Outside, the property benefits from a spacious rear garden, offering ample room for children to play or for gardening enthusiasts to cultivate their green thumbs. The front drive accommodates parking for two vehicles, ensuring convenience for residents and guests alike.

Situated in a sought-after village location, this home is within easy reach of schools for all ages, local shops, bus routes, and a leisure centre, making it an excellent choice for those who value community amenities. With an EPC rating of C and a council tax band of C, this property represents a wonderful opportunity to enjoy comfortable living in a vibrant area. Don't miss the chance to make this lovely house your new home.

- THREE BEDROOMS
- LOUNGE/DINER
- FORMAL LOUNGE
- EPC RATED C
- COUNCIL TAX BAND C
- LARGE REAR GARDEN
- DRIVE FOR TWO CARS
- VILLAGE LOCATION
- GUIDE PRICE £350,000 - £375,000

**£350,000**





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

862.83 ft<sup>2</sup>  
80.16 m<sup>2</sup>

**Reduced headroom**

10.08 ft<sup>2</sup>  
0.94 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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