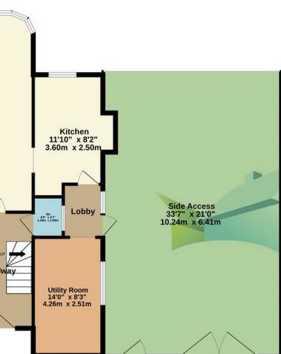




Ground Floor
852 sq.ft. (80.8 sq.m.) approx.

1st Floor
882 sq.ft. (82.8 sq.m.) approx.

687



TOTAL FLOOR AREA : 2430 sq.ft. (225.7 sq.m.) approx.
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Watling Street, Rochester

4 Bedrooms, open-plan living, driveway for multiple vehicles, large garden, beautifully decorated to a high standard

Guide Price £850,000



- Three bright reception rooms
- Modern open-plan living area
- Large stylish kitchen with utility
- Beautifully maintained private garden
- Designated BBQ and alfresco area
- Ample parking available
- Gated Property
- Additional outbuildings for storage
- Additional outbuildings for storage • Sought-after family-friendly location
- Close to schools and easy access to motorways

Just wow... we're presenting this immaculate four-bedroom semi-detached house for sale in a truly sought-after location, this exceptional property is perfectly tailored for families seeking comfort and style close to nearby schools, local amenities, beautiful green spaces, and nearby parks.

Step inside to discover three impressive reception rooms, thoughtfully designed with large windows that flood the spaces with natural light. The open-plan layout seamlessly connects living and entertaining areas, ideal for hosting and modern family life. The large, stylish kitchen features a practical utility room, offering functionality and convenience.

Three bedrooms are generously proportioned doubles, providing ample space for restful retreats and versatile family needs. The beautifully appointed bathroom is enhanced by a luxurious free-standing bath, offering a chic and relaxing sanctuary.

Unique features elevate this property: ample parking is available, making daily life stress-free, and outbuildings give additional flexibility for storage or workspace. The beautifully maintained garden offers a splendid outdoor setting, complete with a designated BBQ area—perfect for alfresco dining and entertaining guests in the warmer months.

This home is set within the highly regarded Council Tax Band F and boasts an EPC rating of D, balancing elegance with efficient living. The combination of lush green outlooks, modern open-plan living, and proximity to essential amenities makes this house an outstanding opportunity for families.

Early viewing is highly recommended to appreciate the quality, space, and enviable lifestyle this home has to offer. Broadband data: Standard, Superfast and Ultrafast Mobile data: Three, EE, O2 and Vodafone available Flooding Risk: Including surface, Very Low





Lounge/Diner
21'9" x 20'11"

Front Room
14'2" x 13'8"

Kitchen
11'9" x 8'2"

Kitchen/Utility
13'11" x 8'2"

Side Access
33'7" x 21'0"

Bedroom 1
19'5" x 15'10"

Bedroom 2
14'2" x 12'6"

Bedroom 3
14'2" x 12'7"

Bedroom 4
12'4" x 8'2"

Family Bathroom
12'7" x 8'2"

External Garage
20'4" x 10'2"

Garage Basement
13'2" x 8'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales		EU Directive 2002/91/EC 

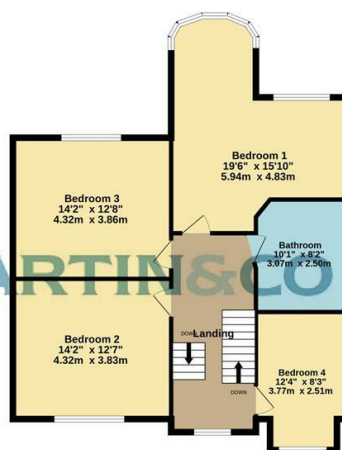
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	78
England & Wales		EU Directive 2002/91/EC 



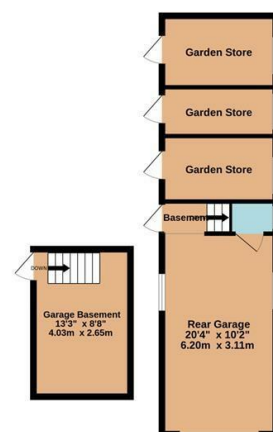
Ground Floor
1042 sq.ft. (96.8 sq.m.) approx.



1st Floor
892 sq.ft. (82.8 sq.m.) approx.



Ground Floor
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2430 sq.ft. (225.7 sq.m.) approx.
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Martin & Co Medway Sales
161 High Street, Rochester, Kent, ME1 1EH

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

