



Hill Road | | Rochester | ME1 3NN

Guide price £550,000



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Situated within a quiet and sought-after cul-de-sac in Rochester, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile accommodation of approximately 1,033 sq. ft., together with a stunning rear garden, private driveway, and garage.

Built circa 1950, the property combines generous living space with tasteful modern décor, making it ideal for families and London commuters alike.

The accommodation begins with a welcoming entrance hall leading through to an impressive dual-aspect lounge measuring over 23ft in length, providing excellent space for relaxing and entertaining. To the rear, the modern fitted kitchen offers ample storage and workspace whilst opening into the spacious conservatory/dining area with direct access onto the garden and patio. A ground floor WC completes the downstairs accommodation.

- Four-bedroom semi-detached family home
- Spacious 23ft dual-aspect lounge
- Principal bedroom with ensuite shower room
- Beautifully maintained east-facing rear garden
- Quiet cul-de-sac position in Rochester
- Approximately 1,033 sq. ft. of accommodation
- Modern fitted kitchen opening to conservatory/dining area
- Stylish family bathroom with freestanding bath
- Driveway parking and garage
- Access to Rochester High Street and high-speed rail links to London

Lounge

23'5" x 12'2" (7.14m x 3.70m)

This spacious lounge stretches over 7 metres in length and 3.7 metres in width, offering a generous living area filled with natural light. Its layout accommodates various seating arrangements, making it an inviting space for relaxation and entertaining.

Kitchen

11'2" x 7'11" (3.42m x 2.41m)

The kitchen is smartly arranged with clean, white cabinetry and modern appliances, including a double oven and a black sink. Its galley style allows for efficient use of space, with ample storage and work surfaces complemented by a window that brings in natural light. The kitchen flows seamlessly into the adjoining conservatory/dining area, creating a practical and sociable living space.

Conservatory/Dining

17'7" x 17'4" (5.36m x 5.27m)

The conservatory/dining room extends the living space with a bright, airy feel, thanks to its numerous windows and glazed doors that open out to the garden. Its generous dimensions make it perfect for both dining and relaxing, with a combination of wood and white walls and natural wood flooring that add warmth and character to the space.





WC

2'8" x 5'6" (0.81m x 1.68m)

The cloakroom is attractively decorated with floral wallpaper above stylish grey panelling, creating a charming yet practical space. It features a simple white basin and toilet, with well-coordinated tiling and fixtures that complement the overall look.

Landing 1

The landing on the first floor is painted in calm, neutral tones with grey timber panelling and carpeted stairs. It links the bedrooms and bathroom, with natural light coming through a window that brightens the space.

Bedroom 1

12'2" x 11'9" (3.70m x 3.57m)

This main bedroom offers a generous space filled with natural light from a large window. The room is decorated in neutral tones and features a striking floral accent wall behind the bed and a bank of built-in wardrobes that provide substantial storage. Its size and layout make it a restful and stylish retreat.

Ensuite

5'4" x 5'5" (1.63m x 1.65m)

The ensuite bathroom off the main bedroom is modern and well-appointed with a walk-in shower, white basin, and WC. The design includes contrasting tiles and a window for natural light and ventilation, offering a comfortable and private bathroom space.

Bedroom 3

11'4" x 9'8" (3.46m x 2.95m)

Bedroom 3 is a comfortable sized room with a large window overlooking the front. It is painted in soft neutral tones and offers space for a double bed and furniture, making it suitable for guests or family members.

Bathroom

7'9" x 6'4" (2.36m x 1.93m)

The family bathroom features a stylish freestanding bath with a tiled surround, a modern vanity unit with sink and storage, and a WC. It benefits from a large window and has a contemporary grey tiled finish with patterned floor tiles that add a decorative touch.

Landing 2

The second floor landing provides access to the two bedrooms on this level, featuring carpeted flooring.

Bedroom 2

13'6" x 11'3" (4.10m x 3.43m)

Bedroom 2 is a bright and spacious room situated on the second floor, offering far-reaching views through a wide window. The neutral décor and layout provide flexibility for various bedroom furniture arrangements.

Bedroom 4

12'7" x 6'2" (3.82m x 1.88m)

Bedroom 4 is a smaller room on the top floor, with a sloped ceiling and skylight adding character. Its compact size is ideal for use as a study or guest bedroom.

Rear Garden

111'7" x 26'3" approx. (34 x 8 approx.)

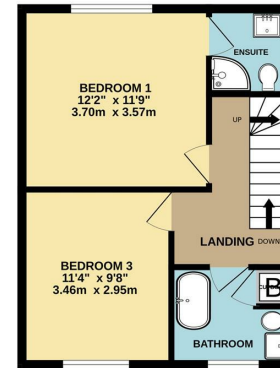
The rear garden features a large paved terrace area perfect for outdoor dining and seating, surrounded by mature shrubs and greenery for privacy. Steps lead up to a raised deck with more seating space and a built-in barbecue, extending into a well-maintained lawn bordered by mature trees and hedging, offering a tranquil and private outdoor haven.



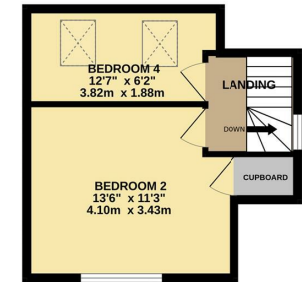
GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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