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7 Holmes Close

Rochester, Kent, ME3 8RY

GREENLEAF are delighted to introduce this well presented three bedroom semi-detached house to the market in sought-after High Halstow Rochester, with NO ONGOING CHAIN. Boasting a detached garage, off road parking and conservatory, this fantastic family home is ideally located on a generous corner plot in a quiet residential cul de sac, with further space for off road parking and in our opinion, potential for a substantial extension to the side of the property, subject to planning permission and new owners wishes.

The layout briefly consists of: Hallway giving access to WC, kitchen, stairs up to first floor, storage cupboard, and lounge/diner through to conservatory: The upstairs landing gives access to three double bedrooms, bathroom, and loft. To the rear, the spacious garden is mainly laid to lawn, with a range of established flowers, plant and shrubs, and boasts a patio area ideal for summer BBQs and entertaining.

Whilst ideally located on the sought-after Hoo peninsula near beautiful semi-rural countryside walks, the property is conveniently close to quality local schools and a commuter coach service running from High Halstow village. All A2/M2/M20 road links to London and coast are close by, whilst a wealth of further shopping, leisure amenities and schools can be found in nearby Hoo, Strood, and Rochester, with stations offering a fast train service to London. A short drive away, the historic Rochester High Street offers a diverse range of boutiques, cafes, restaurants and bars, Norman castle and famous cathedral. We recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £365,000

7 Holmes Close

Rochester, Kent, ME3 8RY

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- SEMI-DETACHED THREE BEDROOM HOUSE
- GARAGE AND OFF ROAD PARKING
- NO ONGOING CHAIN
- CONSERVATORY
- OPEN-PLAN LOUNGE-DINER
- POTENTIAL TO EXTEND TO SIDE SUBJECT TO USUAL PERMISSIONS
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD
- SEMI-RURAL LOCATION CLOSE TO VILLAGE AND LOCAL SCHOOLS
- CLOSE TO A2/M2/M20 ROAD LINKS
- SHORT DRIVE TO STROOD AND ROCHESTER STATIONS WITH FAST TRAINS TO LONDON

Hallway
11'5" x 2'11" (3.5m x 0.9m)
With laminate flooring and neutral decor, access to WC, kitchen, lounge/diner, large storage cupboard, and stairs up to first floor.

WC
6'2" x 2'7" (1.9m x 0.8m)
Useful downstairs WC and basin, window to front of house, neutral decor and wood-effect vinyl flooring.

Kitchen
9'0" x 8'2" (2.75m x 2.5m)
Open doorway into kitchen, with range of wood-effect cupboards to wall and floor with contrasting marble-effect worktops, white tiled splashbacks with decorative feature tiles, integrated gas hob and oven, fridge-freezer and washing machine to stay, space for dishwasher, large window to front of house offering plenty of natural light.

Lounge/Diner
16'4" x 15'5" (5.0m x 4.7m)
Good size open-plan light room with plenty of space for table and chairs, sofas and furniture, neutral decor with dado rail and laminate flooring, feature electric fireplace (not tested), window to rear, sliding doors into conservatory from here.

Conservatory
13'7" x 9'10" (4.15m x 3.0m)
Good size conservatory with dwarf wall and double doors out to garden, fitted blinds, cream tiled flooring, lovely room to sit and enjoy the garden, potential for use as dining room subject to new owners wishes.

Landing
6'10" x 2'7" (2.1m x 0.8m)
With neutral decor and carpet, access to three double bedrooms, bathroom, and loft. (Loft is partially boarded, has light and ladder, combi boiler is also housed here.)

Bedroom One
15'5" x 9'10" (4.7m x 3.0m)
Good size double bedroom with built-in wardrobes to one wall, neutral carpet and decor with feature wall, two windows to rear of property.

Bedroom Two
10'9" x 7'10" (3.3m x 2.4m)
Double bedroom with built-in storage cupboard, neutral carpet and decor, window to front of house.

Bedroom Three
10'2" x 7'6" (3.1m x 2.3m)
Double bedroom with neutral carpet and decor, window to front of house.

Bathroom
6'6" x 5'6" (2.0m x 1.7m)
With white suite consisting of bath with shower over, WC and basin, partial white wall tiles with decorative border, window to side of house, wood-effect vinyl flooring and neutral decor.

Garden
Attractive lawn garden with good range of established flowers, plants and shrubs, fully fenced and private with patio area also for summer BBQs, pathway between house and garage leads to gated access to front.

Garage
16'8" x 8'2" (5.1m x 2.5m)
Brick built garage with up and over door, side access door from garden, power and light and further storage potential in pitched roof.

Front of House
Modern style three bedroom semi-detached house on a generous corner plot with good potential to extend, (subject to planning permissions), gated access to rear, garage and off road parking to side, front garden areas, further off road parking space also!

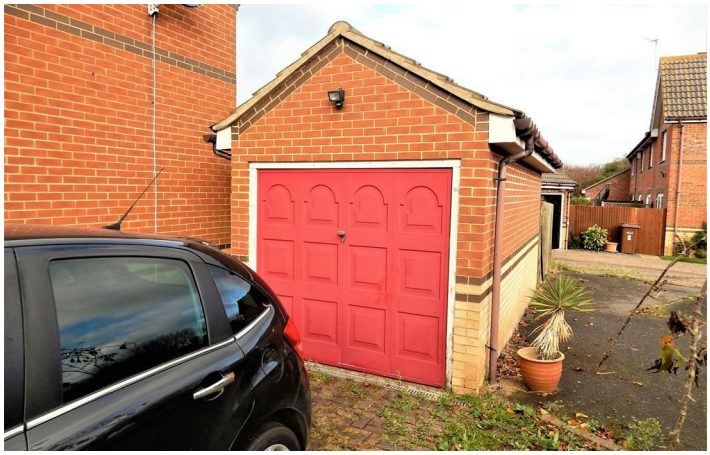
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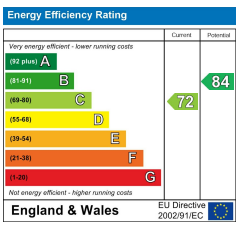
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

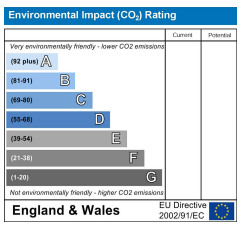
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 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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