



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

- 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)

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

**Conservatory/Dining**  
 17'7" x 17'4" (5.36m x 5.27m)

**WC**  
 2'8 x 5'6 (0.81m x 1.68m)

**Landing 1**

**Bedroom 1**  
 12'2" x 11'9" (3.70m x 3.57m)

**Ensuite**  
 5'4 x 5'5 (1.63m x 1.65m)

**Bedroom 3**  
 11'4" x 9'8" (3.46m x 2.95m)

**Bathroom**  
 7'9 x 6'4 (2.36m x 1.93m)

**Landing 2**

**Bedroom 2**  
 13'6" x 11'3" (4.10m x 3.43m)

**Bedroom 4**  
 12'7" x 6'2" (3.82m x 1.88m)

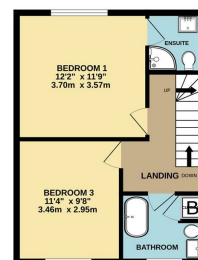
**Rear Garden**  
 111'7" x 26'3" approx. (34 x 8 approx.)



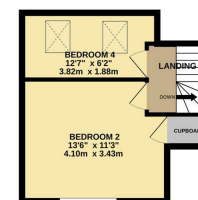
GROUND FLOOR  
 665 sq.ft. (61.7 sq.m.) approx.



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 areas 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			
(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			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

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