# PHIL ABRAHART

POWERED BY eXp UK

## Cardens Road, Cliffe Woods, Rochester, ME3 8TU

£425,000

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Situated in the desirable village of Cliffe Woods, this extended three bedroom semi detached home offers generous living accommodation, the welcoming entrance hall provides excellent storage, leading to a spacious through lounge diner and a separate kitchen Breakfast area, ideal for family life and entertaining. Upstairs are three bedrooms, all benefiting from air conditioning, together with a family bathroom. The converted garage creates a useful additional snug while retaining further garage storage or practical use. Outside, the garden offers another impressive feature in the form of a dedicated gym with air conditioning, while the driveway provides parking for two to three vehicles. Cliffe Woods offers village living with local amenities, whilst historic Rochester, with its shops, restaurants and attractions, is within easy reach. Convenient road connections via the A2 and M2, together with x3 railway stations, make this an excellent location for commuters. QUOTE PA1009

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- Extended three bedroom semi detached family home
- Three bedrooms, all benefiting from air conditioning
- Spacious through lounge and dining area
- Separate kitchen and Breakfast area
- Converted garage providing a versatile additional snug
- Further garage space retained for storage or practical use
- Dedicated garden gym with air conditioning
- Convenient downstairs cloakroom
- Lovely size garden perfect for families and entertaining
- QUOTE PA1009

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**Approximate Gross Internal Floor Area = 126.7 sq m / 1364 sq ft**
**Outbuilding = 30.4 sq m / 328 sq ft**

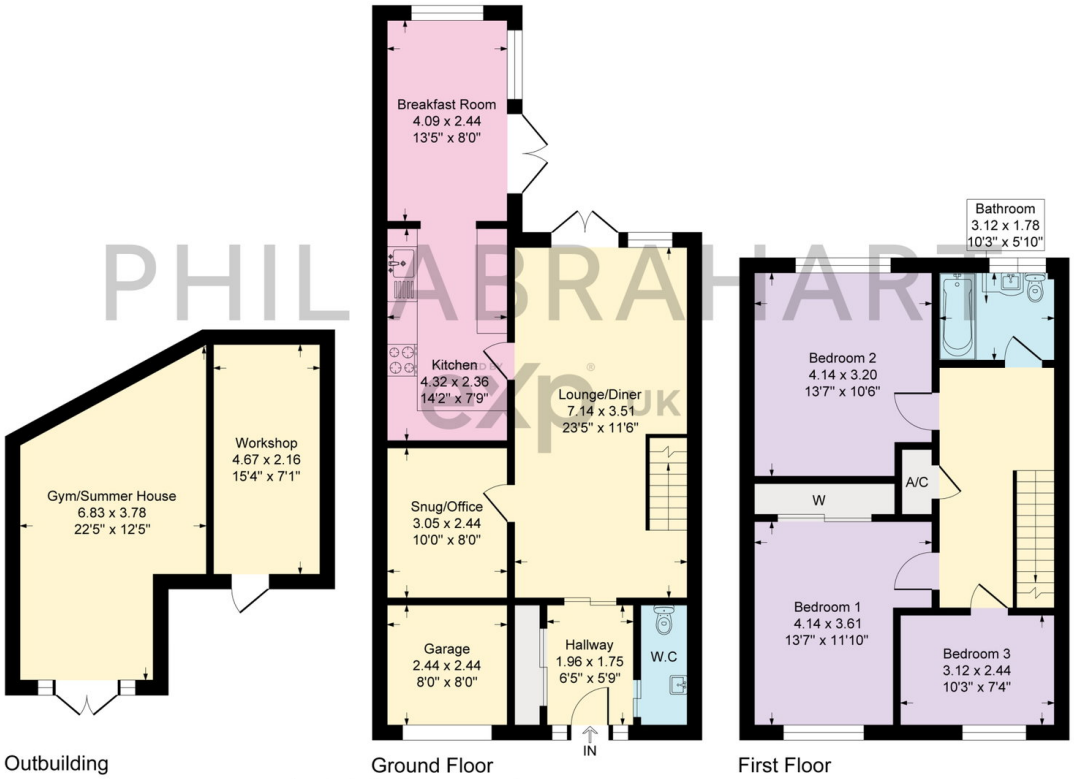



Illustration for identification purposes only, measurements are approximate, not to scale.


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