



Common Creek Wharf | Rochester | ME1 1GE

Offers invited £590,000



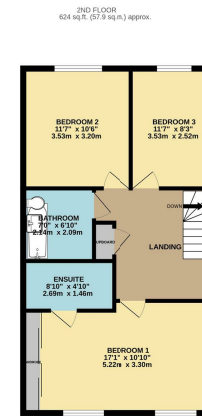
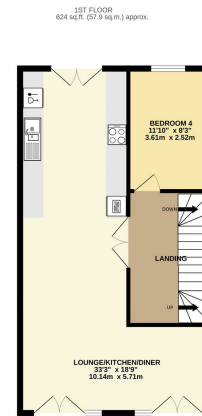
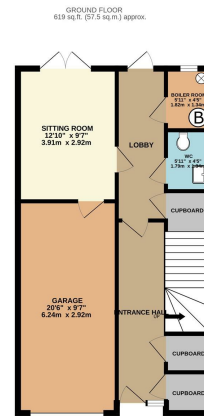
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Situated within the highly sought-after riverside development of Common Creek Wharf, this beautifully presented four-bedroom townhouse offers over 1,500 sq ft of modern, versatile living space, perfectly suited to families and professionals alike.

Built in 2019 and finished to a high standard throughout, the property is arranged over three floors, providing a well-balanced layout ideal for both everyday living and entertaining. The ground floor features a welcoming entrance hallway, cloakroom, and a versatile reception room—perfect as a home office, snug, or additional living space—alongside integral garage access.

To the first floor, a spacious kitchen/diner forms the heart of the home, offering ample room for dining and

- Spacious 4-bedroom modern townhouse (c. 1,539 sq ft)
- Exclusive riverside development setting
- Impressive kitchen/diner ideal for entertaining
- Principal bedroom with en-suite shower room
- Walking distance to Rochester High Street & station
- Built in 2019 with remaining NHBC warranty
- Versatile ground floor reception / home office
- Separate first floor lounge with excellent natural light
- Private rear garden, garage & off-road parking
- High-speed rail links into London – ideal for commuters



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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			
(92 plus)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080
admin@machin-lane.co.uk
https://www.machin-lane.co.uk/