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# 14 Rileys Park Drive

## Rochester, ME2 2GE

GEREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented modern town house, set in the popular Medway Gate location of Strood, Rochester. This modern property boasts four double bedrooms, ensuite Shower room, modern kitchen/bathroom W/C and off road parking for two cars. Interest is sure to be strong in this perfect family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance Hall, fitted Kitchen, lounge/dining room and cloakroom W/C. To the first floor there are two double bedrooms and ensuite shower room to the master. The two further double bedrooms are located on the top floor along with the family bathroom W/C.

Ideally located for the Medway Valley Park with all its amenities including a gym, restaurants and a cinema, A2/M2/M20 road links are a short drive away, as is Strood station with a 40 minute fast services to London. Highly regarded schools for all age groups are also a short distance away.

Council Tax Band E. EPC Rating Grade C.

## Offers In The Region Of £365,000

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4 3 2 C

- POPULAR MODERN DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM W/C
- MODERN FITTED KITCHEN & BATHROOM W/C
- LOUNGE/DINING ROOM
- DOWNSTAIRS CLOAKROOM W/C
- OFF ROAD PARKING FOR TWO CARS
- A MUST TO VIEW
- EPC GRADE C
- COUNCIL TAX BAND E

**Entrance Hall**
12'8" x 4'4" (3.87 x 1.34)

**Cloakroom W/C**
7'3" x 3'3" (2.21 x 1.01)

**Kitchen**
9'7" x 9'9" (2.93 x 2.98)

**Lounge/Dining Room**
17'10" x 14'6" (5.44 x 4.44)

**First Floor Landing**
9'10" x 6'8" (3.00 x 2.05)

**Bedroom**
14'4" x 9'8" (4.39 x 2.97)

**Ensuite Shower Room W/C**
7'5" x 6'0" (2.27 x 1.85)

**Bedroom**
14'6" x 8'10" (4.42 x 2.7)

**Second Floor Landing**
9'9" x 7'10" (2.98 x 2.4)

**Bedroom**
14'4" x 8'7" (4.39 x 2.64)

**Bedroom**
14'6" x 8'11" (4.42 x 2.73)

**Bathroom W/C**
7'5" x 7'0" (2.27 x 2.14)

**Rear Garden**
Laid to lawn with rear access.

**Off Road Parking**
For two vehicles.

**Agents Note**
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Agents Note**
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.




## Directions

Tel: 01634730672





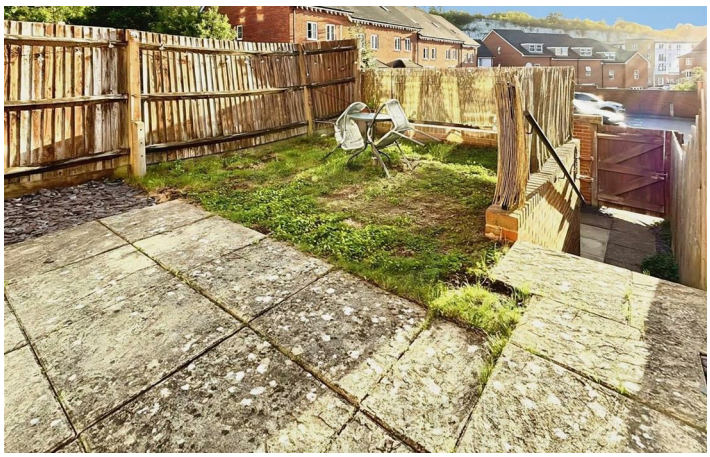




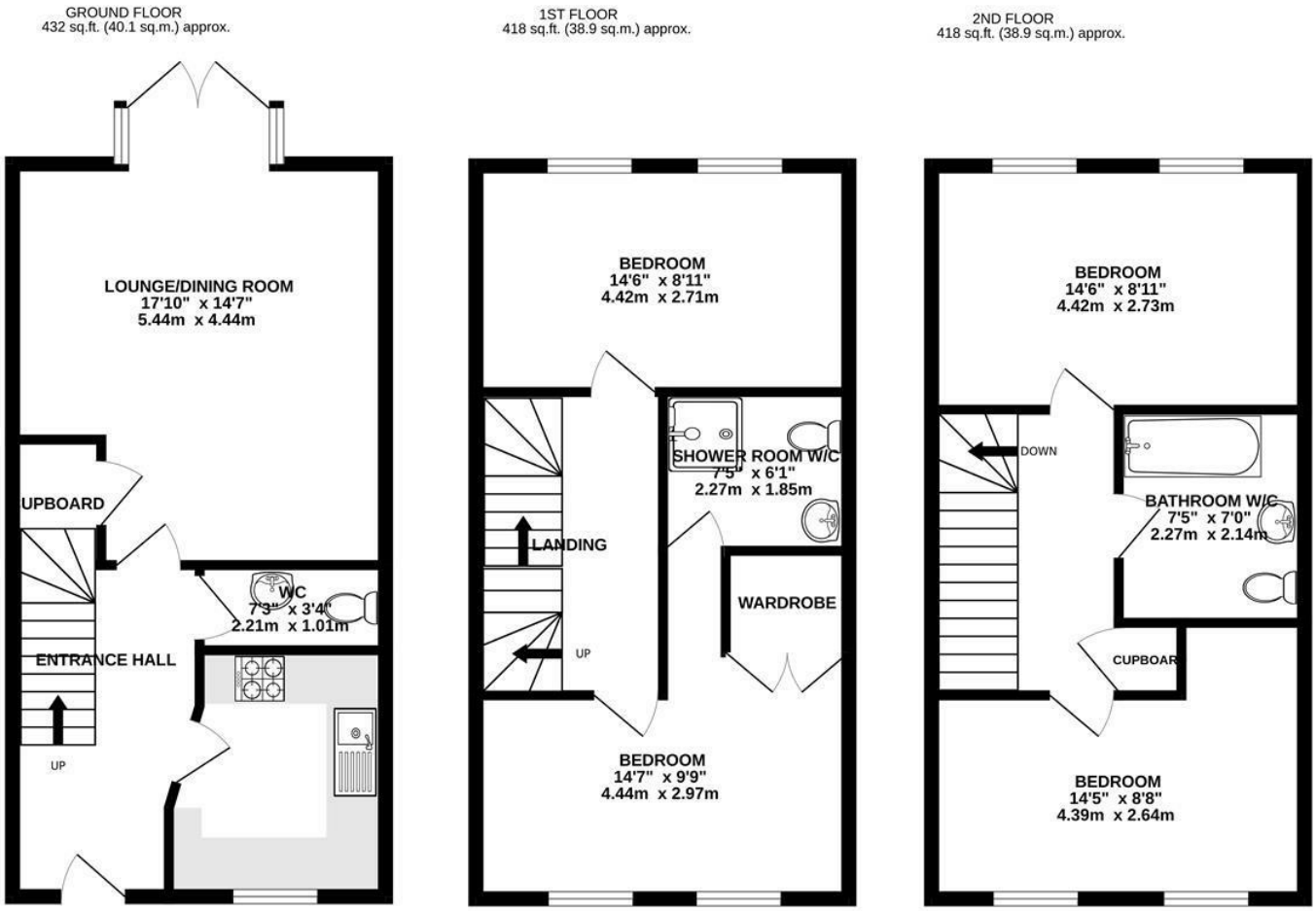






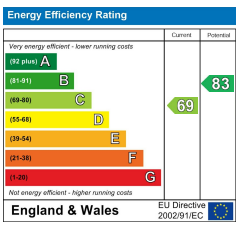


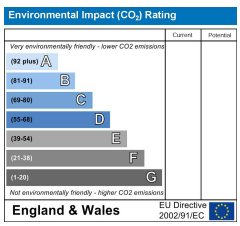
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TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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