



Borstal Road | | Rochester | ME1 3BB

Offers in excess of £365,000



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Charming 3-Bedroom Semi-Detached Home | Borstal Road, Rochester | Guide Price £375,000 - £400,000

Located on the sought-after Borstal Road, this attractive three-bedroom semi-detached home offers the perfect balance of comfort, space, and convenience — ideal for families and professionals alike. Set within easy reach of Rochester High Street, mainline station, and several Outstanding schools, including Sir Joseph Williamson’s Mathematical School and The Pilgrim School, the property enjoys an excellent location in one of ME1’s most desirable areas.

The accommodation features a welcoming lounge with wood-effect flooring and a bright, airy feel, leading into a separate dining room with double doors opening onto the garden. The modern kitchen is fitted with

- Attractive three-bedroom semi-detached home
 - Modern fitted kitchen with built-in oven, gas hob, and tiled finishes
 - Family bathroom with neutral décor and natural light
 - Rear garden with patio, lawn, and mature trees providing privacy and shade
- Spacious lounge and dining room with bright, open-plan flow and access to garden
 - Three well-proportioned bedrooms, ideal for families or professionals
 - Large private driveway with parking for multiple vehicles plus double garage
 - Located near Outstanding-rated schools including Sir Joseph Williamson’s and The Pilgrim School

Lounge
11'5" x 13'9" (3.48m x 4.19m)

Dining Room
9'0" x 8'8" (2.74m x 2.64m)

Kitchen
9'0" x 8'4" (2.74m x 2.53m)

Bedroom 1
12'0" x 10'9" (3.66m x 3.27m)

Bedroom 2
10'10" x 10'9" (3.30m x 3.27m)

Bedroom 3
6'9" x 6'9" (2.06m x 2.05m)

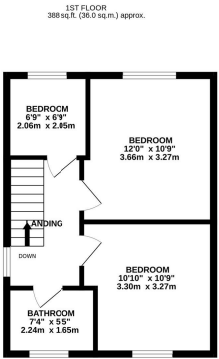
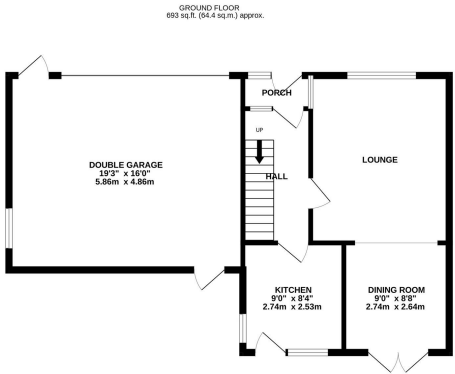
Bathroom
7'4" x 5'5" (2.24m x 1.65m)

Rear Garden and Patio

Front Exterior and Double Garage
19'3" x 16'0" (5.86m x 4.86m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.
While 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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