



Lillymonte Drive | | Rochester | ME1 3EX

£525,000



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An immaculately presented four-bedroom semi-detached family home for sale on Lillymonte Drive in Rochester, offering spacious accommodation over three floors, modern energy-efficient living, and excellent access to transport links — ideal for growing families and London commuters seeking a long-term home.

Positioned in a highly sought-after residential setting just off Priestfields, this impressive home combines practicality, space, and convenience, making it perfectly suited to buyers looking for their second or final move.

The ground floor offers a welcoming entrance hall with WC, leading through to a generous lounge with

- Sought-after Lillymonte Drive location in Rochester
- Ideal for growing families and London commuters
- Generous lounge with French doors to garden
- Modern family bathroom and ground floor WC
- Driveway and garage for off-street parking
- Four-bedroom semi-detached home over three floors
- Spacious kitchen/dining room ideal for entertaining guests
- Principal bedroom suite with ensuite
- Private rear garden with patio and lawn
- Close to station, schools and Rochester High Street

## Front Exterior

## Hall

## W.C.

## Lounge

16' 8" x 13' 10" (5.08m x 4.22m)

## Kitchen/Dining Area

19' 7" x 18' 8" (5.97m x 5.69m)

## Landing

## Bedroom 4

9' 2" x 7' 5" (2.79m x 2.26m)

## Bedroom 2

12' 9" x 8' 11" (3.89m x 2.72m)

## Bedroom 3

10' 3" x 9' 6" (3.12m x 2.90m)

## Bathroom

8' 11" x 6' 2" (2.72m x 1.88m)

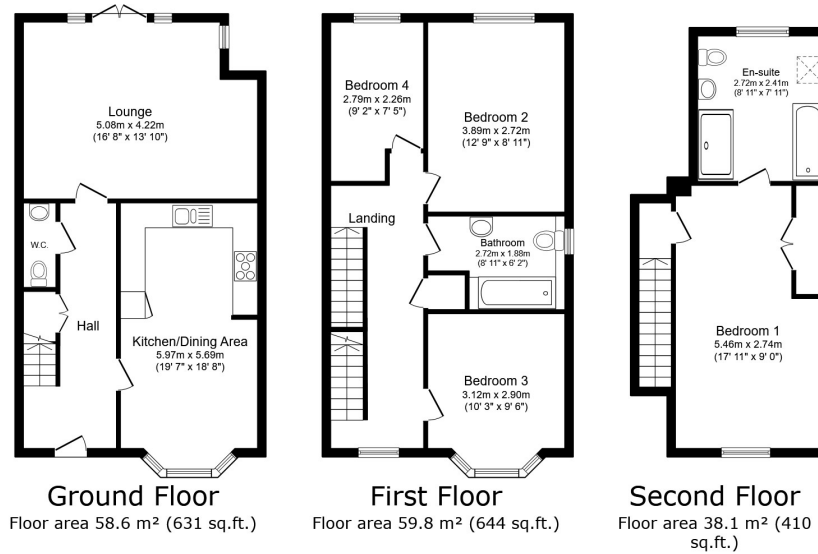
## Bedroom 1

17' 11" x 9' 0" (5.46m x 2.74m)

## En-suite

8' 11" x 7' 11" (2.72m x 2.41m)

## Rear Garden



TOTAL: 156.5 m<sup>2</sup> (1,684 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	82	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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