



KAREN MACHIN

POWERED BY
exp UK

Your Personal Estate Agent



Flora Way, Hoo

Offers Over £380,000

3 3 1



Situated in the village of Hoo St Werburgh, Rochester, Kent, this wellpresented three-bedroom semi-detached property, built in 2015, offers spacious and modern family living in a highly convenient Medway location.

The accommodation comprises a bright and welcoming entrance hall with a convenient downstairs WC, a generous lounge area, and a contemporary fitted kitchen/dining room with integrated fridge/freezer, oven and hob, washing machine, and dishwasher. The kitchen/dining space also benefits from French doors opening onto the rear garden, while the living room further enjoys French doors, creating a bright and airy feel with excellent indoor-outdoor flow. Upstairs features three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a private rear garden with a door providing direct access to two allocated parking spaces, a small parcel of land to the side, and potential for additional parking subject to the necessary consents. The home also features fitted solar panels, helping to improve energy efficiency and reduce running costs. The property is ideally suited for growing families or investors seeking a home within easy reach of local amenities, schools, transport links, and motorway connections.

The property is conveniently located close to a range of wellregarded schools. Nearby primary schools include Hoo St Werburgh Primary School, High Halstow Primary Academy, and Chattenden Primary School, all benefiting from good Ofsted ratings. For secondary education, The Hundred of Hoo Academy, rated Good by Ofsted, is located nearby. Waterfront UTC in Chatham also provides an additional option for secondary and technical education, making the property an excellent choice for families.

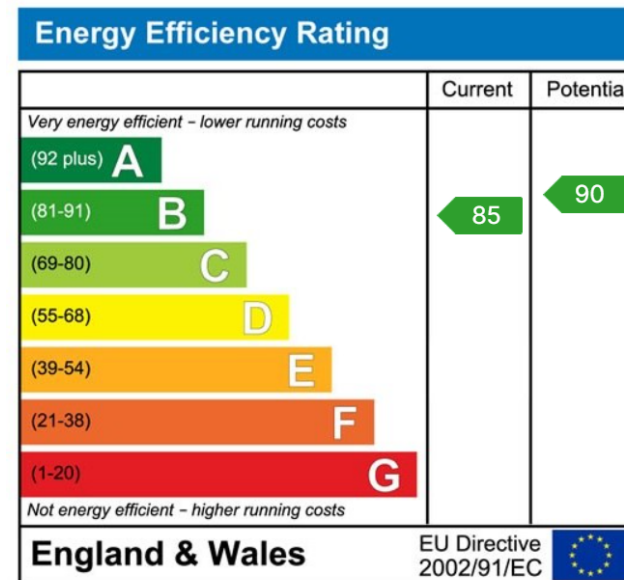
Excellent transport links are available nearby, with Gillingham Station approximately 2.96 miles away, Strood Station around 3.44 miles away, and Rochester Station also within easy reach, offering convenient commuter services into London and surrounding areas. Medway Maritime Hospital is also situated approximately 3.48 miles from the property.

The property further benefits from excellent local healthcare facilities, including St Werburgh Medical Practice, The Elms Medical Practice, The Windmill GP surgery, and Hoo Dental Care Limited.





- Three-bedroom semi-detached home
- Modern kitchen/dining room with integrated appliances
- Master bedroom with en-suite shower room
- Small side parcel of land with potential for additional parking (subject to consents)
- Solar Panels
- Built in 2015
- French doors from kitchen/dining room and living room to garden
- Private rear garden with direct access to two allocated parking spaces
- EPC rating B (energy efficient)
- KM1186



📞 07455102429

✉️ karen.machin@exp.uk.com

🌐 karenmachin.exp.uk.com

