



Rochester Crescent, Hoo, Rochester

5 Bedroom, 2 Bathroom, House - Detached

£550,000





- Vacant and no chain
- Substantial five-bedroom detached house
- Four versatile reception rooms
- Open-plan living with garden access
- All double bedrooms including master
- Off-street parking and rear garden
- Outbuildings ideal for storage or hobbies
- Renovation project with improvement potential
- Close to schools and village amenities

Main living rooms
20'0" x 19'2"

Family Room
7'10" x 7'6"

Breakfast Room off Kitchen
10'7" x 10'7"

Sitting Room/Dining Room
18'4" x 9'10"

Front Study
9'10" x 9'7"

Kitchen
10'7" x 8'11"

Bedrooms 1
13'11" x 10'1"

Bedroom 2
12'11" x 10'5"

Bedroom 3
10'7" x 10'7"

Bedroom 4

Bedroom 5
9'10" x 9'7"

Bathroom
10'1" x 6'5"

Shower Room
6'8" x 5'4"

WC
6'0" x 3'10"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
1124 sq.ft. (104.4 sq.m.) approx.



1st Floor
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.2 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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