



Dan Thomas  
— & Co. —



Hale Road, Cliffe Woods, Rochester, Kent, ME3 8HG

Rochester

Offers Over  
**£400,000**

**Tenure:** Freehold

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

This recently refurbished, three-bedroom semi-detached home is located in the heart of Cliffe Woods, not far from the village amenities and primary school.

The recent refurbishment includes a newly laid block paved driveway, a new boiler, new windows and doors throughout, and a cosmetic overhaul, meaning a turn-key finish is available for its next owners!

Comprising over 1000sqft of versatile accommodation, the home features an entrance porch, which opens to the main sitting room. This includes a feature media wall. To the left is a dining room which could also be used as a snug lounge, a children's playroom or a home office.

To the rear is an open plan kitchen-diner, with fitted kitchen and plenty of space for storage/appliances. From this room, there are double doors to the garden. Most of the ground floor now features stylish, Herringbone-style flooring.

Upstairs, the property boasts three double bedrooms, a rare benefit. There is a large, family-sized bathroom, featuring corner bath, separate walk-in shower cubicle, toilet, and wash/hand basin.

Externally, there is a low-maintenance, West facing rear garden. Largely laid with artificial lawn, with a section of real lawn on the lower/rear tier. The garden also includes a section of hard standing to the rear, on which sits a shed for storage.

Further benefits include side access and a loft space for storage.

Cliffe Woods offers a peaceful village lifestyle with a strong sense of community, making it ideal for those seeking a quieter way of living without feeling remote. Surrounded by open countryside and woodland walks, the area appeals to outdoor enthusiasts while retaining a traditional village charm through its green spaces and local pub.

Families are drawn to Cliffe Woods for its well-regarded primary school and access to a range of secondary options nearby. Despite its rural feel, the village is conveniently located within easy reach of Rochester and the wider Medway area, providing access to historic attractions, shopping, dining and high-speed rail services to London, as well as excellent road links via the A2, M2 and M25.

**Tenure:** Freehold

**Council Tax Band:** C



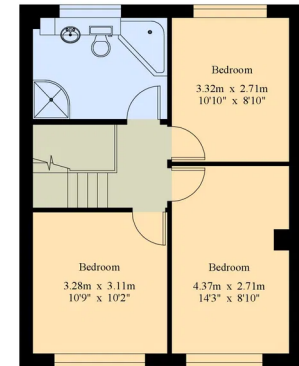
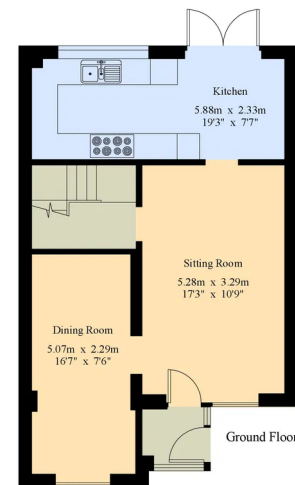






Hale Road

Gross Internal Area : 99.2 sq.m (1067 sq.ft.)



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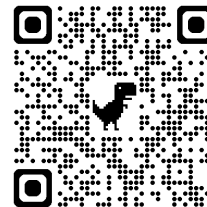


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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