



45 Milton Avenue

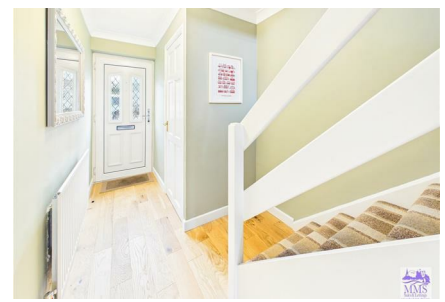
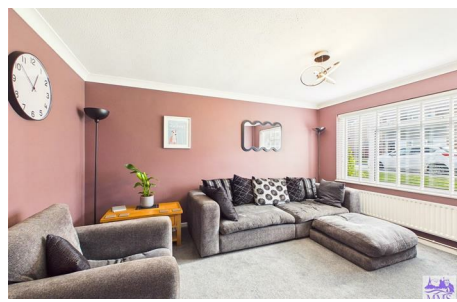
Cliffe Woods Rochester ME3 8TX

Guide Price £400,000



GUIDE PRICE £400,000 - £425,000

Nestled in the charming village of Cliffe Woods, Rochester, this delightful three-bedroom house on Milton Avenue offers a perfect blend of comfort and modern living. Built in the 1960s, the property spans an impressive amount of square feet, providing ample space for families or those seeking a peaceful retreat. Upon entering, you are welcomed via the hallway into a beautiful lounge that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. There is also a convenient cloakroom situated on the ground floor. The heart of the home is undoubtedly the modern fitted kitchen breakfast room, which overlooks the well-maintained rear garden. This inviting space is perfect for enjoying family meals or casual breakfasts while enjoying views of the garden. The first floor comprises three generous bedrooms, each offering a tranquil haven for rest and rejuvenation. The family bathroom is conveniently located, ensuring that all essential amenities are easily accessible. Externally, the property boasts a lovely rear garden, primarily laid to lawn and enclosed by fencing, providing a safe and private area for children to play or for hosting summer gatherings. The front garden adds to the property's curb appeal, while a garage and driveway offer convenient off-road parking. Situated in a sought-after village location, Cliffe Woods is well-regarded for its community spirit and amenities, including its own nursery, infants, and junior school. This makes it an excellent choice for families looking to settle in a friendly neighbourhood. With a council tax band of C, this property presents an attractive opportunity for those seeking a family home in a desirable area. Do not miss the chance to make this charming house your new home. EPC rated C



Area Map



Floor Plans



Ground Floor



Floor 1

Approximate total area⁽¹⁾966 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

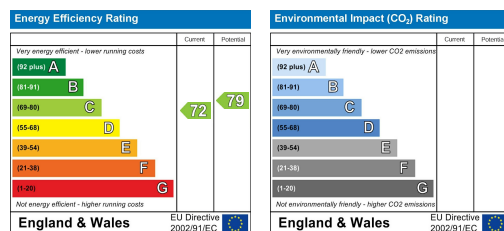
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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