



St. Williams Way | | Rochester | ME1 2PF

Offers invited £375,000



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Situated on the ever-popular St. Williams Way in Rochester, this well-presented three-bedroom semi-detached home offers generous living space, modern upgrades and a practical layout ideal for families, first-time buyers and professionals alike.

The property has benefited from new double-glazed windows and a new gas boiler, both installed within the last six months and supplied with guarantees, providing peace of mind and improved energy efficiency.

Internally, the home opens into a welcoming entrance hall with access to all principal ground floor rooms. There are two spacious reception rooms, including a bright lounge with a bay window and a separate dining room overlooking the rear garden, offering flexible space for everyday living and entertaining.

- 3 bedrooms
- 2 spacious reception rooms
- New boiler (approx. 6 months)
- Lovely suburban garden
- Easy motorway access
- 1 modern bathroom with separate WC
- Semi-detached house
- West-facing private garden
- New Double glazing (approx. 6 months)
- Located in Rochester

Entrance Hall

Lounge

160" x 123" (4.87m x 3.74m)

Kitchen

9'3" x 9'0" (2.83m x 2.74m)

Dining Room

10'0" x 9'3" (3.05m x 2.83m)

Bedroom 1

13'3" x 12'3" (4.05m x 3.74m)

Bedroom 2

11'3" x 9'3" (3.42m x 2.82m)

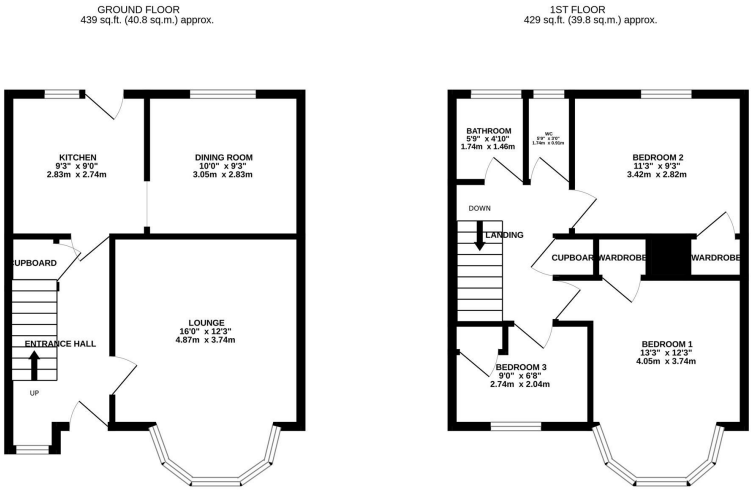
Bedroom 3

9'0" x 6'8" (2.74m x 2.04m)

Bathroom

5'9" x 4'10" (1.74m x 1.46m)

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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