



Limeburners Drive

Rochester ME2 1GE

£600,000



COUNTRY HOMES



## Rochester ME2 1GE

Nestled in the sought-after area of Limeburners Drive, in St Andrews Park, this impressive detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The layout of the home is designed to enhance spacious living, ensuring that every corner is both functional and welcoming. The two well-appointed bathrooms add to the convenience, making morning routines and family life a breeze.

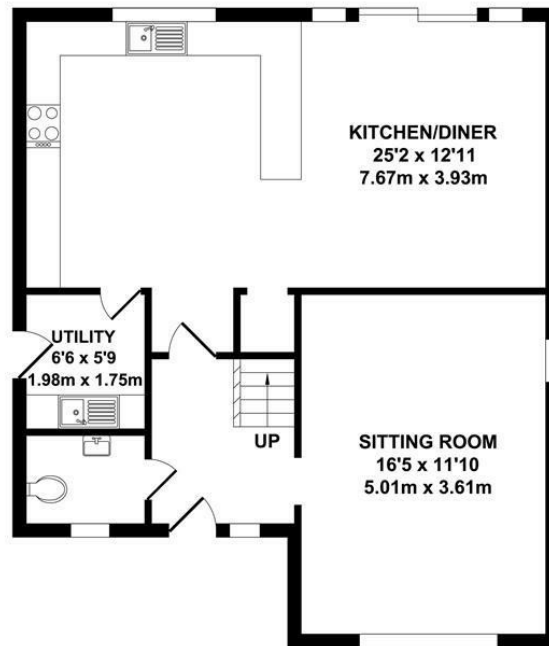
Outside, the property features a driveway, providing off-road parking and easy access. This home also benefits from a garage, to withold all your storage needs or for extra parking. The surrounding area is known for its community spirit and accessibility, making it a popular choice for those looking to settle in a friendly neighbourhood.

This delightful home is not just a place to live; it is a sanctuary where you can create lasting memories. With its prime location and spacious design, this detached house is a rare find and is sure to attract considerable interest.

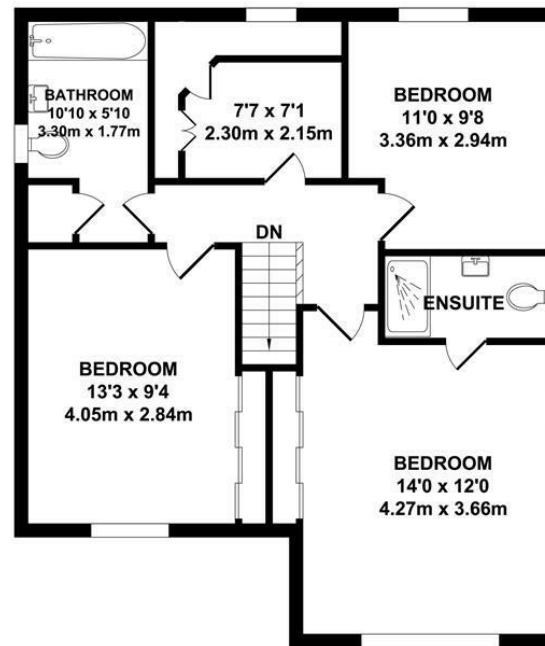
Don't miss the opportunity to make this wonderful property your new home, contact our West Malling Team on 01732871111.

- Detached House
- Driveway
- 4 Bedrooms
- Popular Location
- Easy access to M20 or M2
- Viewing Encouraged

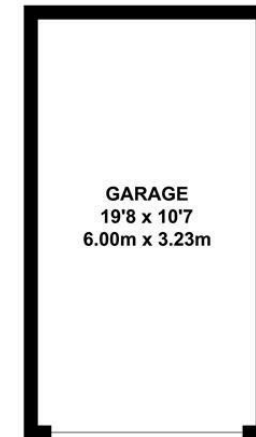




GROUND FLOOR  
APPROX. FLOOR AREA  
675 SQ.FT.  
(62.72 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
675 SQ.FT.  
(62.72 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
209 SQ.FT.  
(19.38 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1559 SQ.FT. (144.82 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A B C D E F G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales <small>EU Directive 2002/91/EC</small>	











## Location Map

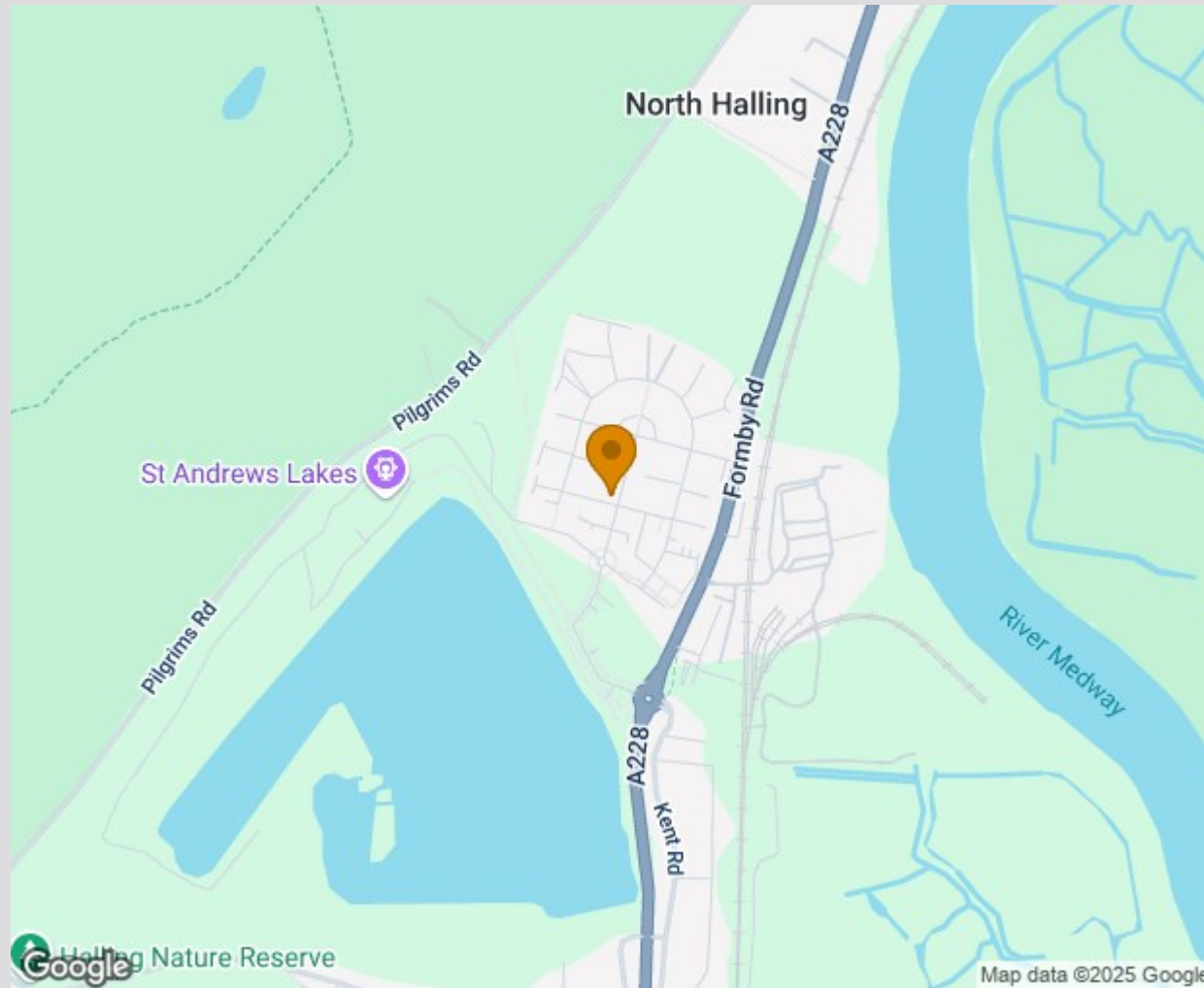
Tenure: Freehold

Council tax band: F

Service Charge

Service charge is reviewed every 6 months.

HML Connect - £191.64 (every 6 months)



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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