



Carisbrooke Road, Rochester, ME2 3SN  
Offers in excess of £600,000 Freehold

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This lovely executive detached home offers a wonderful mix of space and contemporary living. Its located in a very popular residential area on the edge of Strood, close to the fields and A289 link road for the A2 and London.

The Rochester and Strood areas offers a great selection of restaurants, pubs and a cinema, along with all the shops and services expected of a major town including the mainline train stations for services to London and the Coast.

The property's benefits include: a modern fitted kitchen/diner with integrated and built in appliances, separate lounge, office, four double bedrooms, two en-suites and family bathroom, large utility, rear garden with side access, driveway and gym/office to rear with air conditioning.

#### **Entrance hall**

#### **Lounge**

20'0 x 12'8 (6.10m x 3.86m)

#### **Kitchen/diner**

28'6 x 12'5 (8.69m x 3.78m)

#### **Office**

15'7 x 8'8 (4.75m x 2.64m)

#### **Utility**

11'3 x 7'7 at widest (3.43m x 2.31m at widest)

#### **Cloakroom/WC**

#### **Landing**

#### **Master bedroom**

15'8 x 10'5 (4.78m x 3.18m)

#### **En-suite**

9'4 x 8'1 (2.84m x 2.46m)

#### **Bedroom two**

12'10 x 11'1 at widest (3.91m x 3.38m at widest)

#### **En suite**

#### **Bedroom three**

10'2 x 8'10 (3.10m x 2.69m)

#### **Bedroom four**

8'10 x 8'10 (2.69m x 2.69m)

#### **Bathroom**

7'10 x 5'7 (2.39m x 1.70m)

#### **Rear garden**

#### **Gym/office**

18'0 x 10'10 (5.49m x 3.30m)

**Tenure: FREEHOLD**

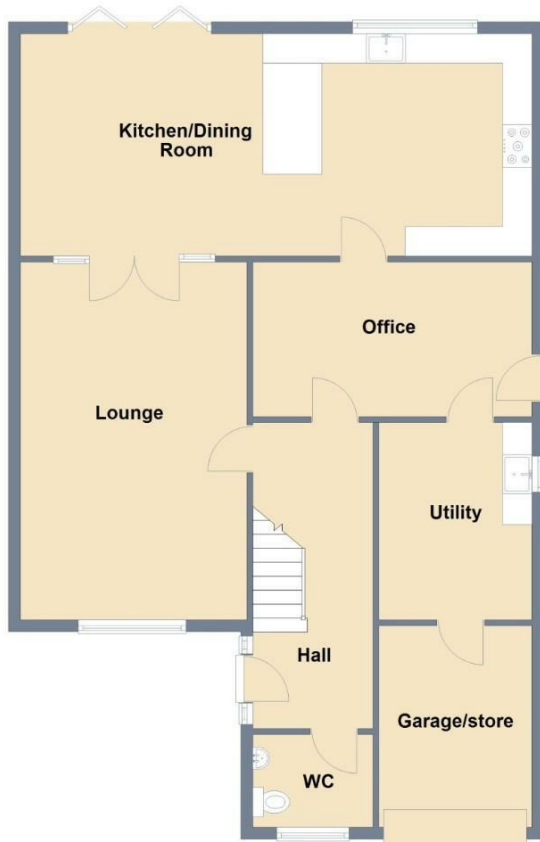
**Council tax: Band E**







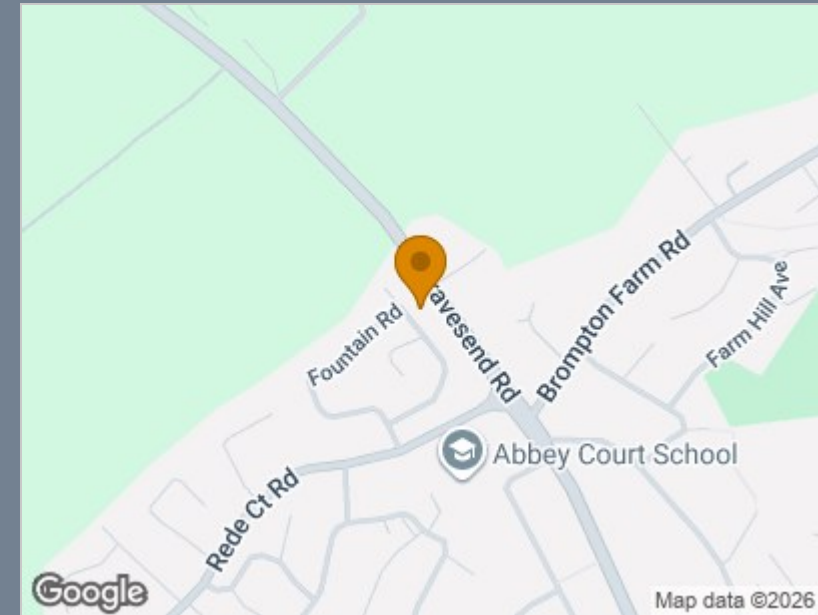
Ground Floor



First Floor



Total area: approx. 172.6 sq. metres (1857.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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