



Murdock Grove, Peters Village, ME1 3GZ  
Offers in excess of £450,000 Share of Freehold

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Located on Kent's popular riverside community of Peters Village, this lovely four bedroom house offers a wonderful mix of modern house, views and contemporary living. Set over three floors there is plenty of space inside and outside.

Peters Village has a very popular school, doctors' surgery, supermarket, community centre, together with great countryside/river walks and views. The nearby towns of Rochester and West Malling provide a great selections of shops, restaurants, pubs and places to visit. Whilst the general Medway and Malling areas provide shops/services of major towns, mainline train stations with regular services to London. Access to the M2 and M20 motorways is via the nearby A228.

The property's benefits include: a modern fitted kitchen/diner with integrated and built in appliances (fridge freezer, double oven, hob, dishwasher), separate lounge, four double bedrooms, en-suite to master bedroom, built in storages cupboard, remainder of NHBC guarantee, rear garden with side access, driveway and car port.

#### Entrance hall

#### Cloakroom/WC

#### Lounge

16'4 x 12'10 (4.98m x 3.91m)

#### Kitchen/diner

17'10 x 8'8 (5.44m x 2.64m)

#### First floor landing

#### Bedroom two

14'9 x 8'7 (4.50m x 2.62m)

#### Bedroom three

9'8 x 8'11 (2.95m x 2.72m)

#### Bedroom four

13'3 x 7'1 (4.04m x 2.16m)

#### Bathroom

7'5 x 6'7 (2.26m x 2.01m)

#### Second floor landing

#### Master bedroom

12'6 x 12'0 (3.81m x 3.66m)

#### En-suite

8'7 x 5'1 (2.62m x 1.55m)

#### Rear garden

33'4 x 19'0 (10.16m x 5.79m)

#### Tenure: FREEHOLD

#### Council tax: Band D

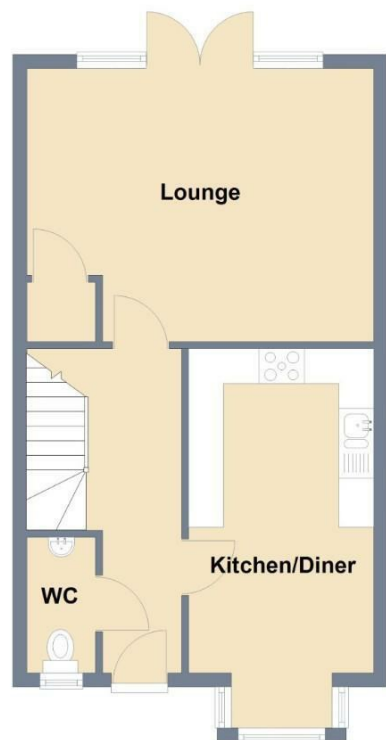




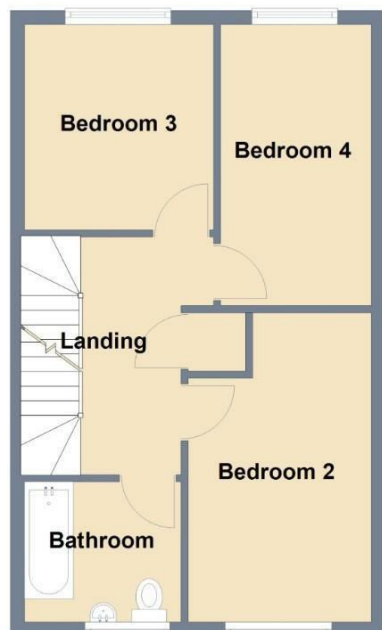




Ground Floor



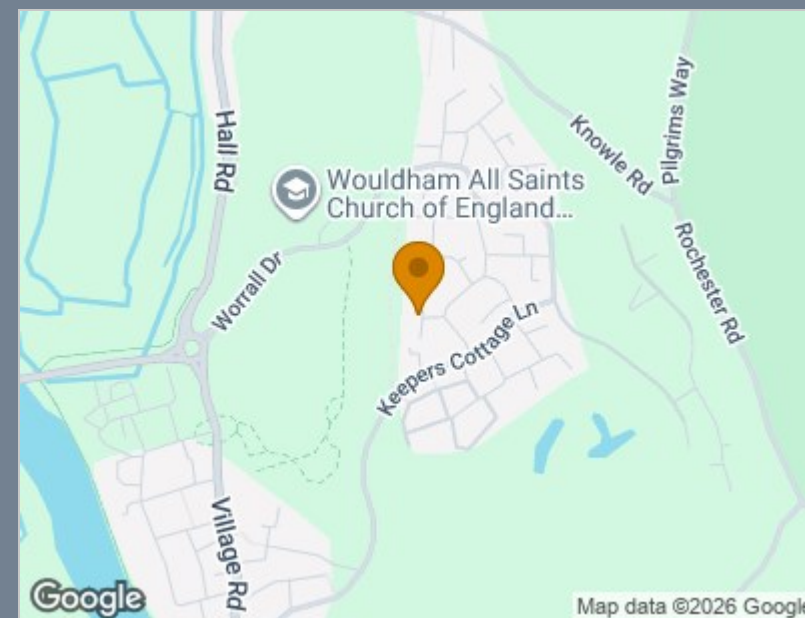
First Floor



Second Floor



Total area: approx. 111.1 sq. metres (1196.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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