



Rivenhall Way, Rochester, ME3 9GF  
Asking price £400,000

**THE PERFECT FAMILY HOME** - This very well presented four double bedroom link semi-detached house offers spacious and versatile accommodation throughout. On the ground floor is the 24' kitchen/diner benefitting from views of the countryside plus a recently upgraded kitchen with integrated appliances and range cooker and cloakroom. On the first floor is the living room, study/5th bedroom and the large master bedroom suite with fitted wardrobes and en-suite shower room. The top floor is home to three further double bedrooms and the family bathroom. Externally the home benefits from a larger garden, covered parking for two cars and a garage which is currently being used as a gym & fitness facility. The home is located within a well maintained modern development with children's play areas. Primary and Academy education facilities, shops and leisure facilities are within a few minutes drive.

Please note this property is subject to annual service charges. Information to be verified by sellers solicitor.

**Entrance Hall**

**Kitchen/Diner**

24'1 x 10'8 (7.34m x 3.25m)

**Lobby**

**Ground Floor Cloakroom**

**First Floor Landing**

**Living Room**

15'2 x 13'5 at maximum point (4.62m x 4.09m at maximum point)

**Study/Bedroom Five**

8'7 x 6'9 (2.62m x 2.06m )

**Master Bedroom**

16'11 x 9'2 (5.16m x 2.79m)

**En-Suite**

**Top Floor Landing**

**Bedroom Two**

13'11 x 10'2 (4.24m x 3.10m)

**Bedroom Three**

12'2 x 11'10 (3.71m x 3.61m)

**Bedroom Four**

12'3 x 9'5 (3.73m x 2.87m )

**Family Bathroom**

**Garden**

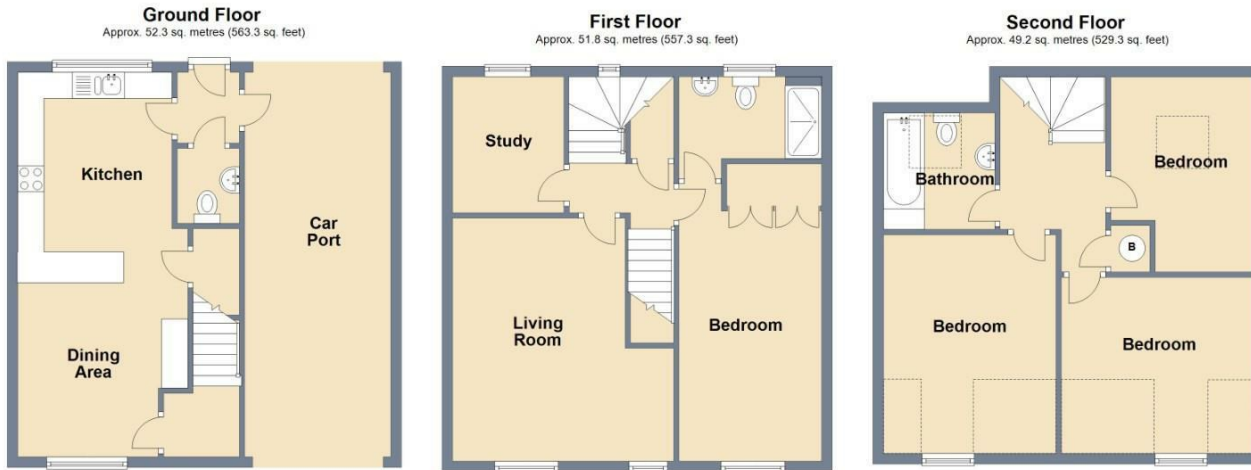
**Garage - currently used as a gym**

**Covered Parking**

24'1 x 9'2 (7.34m x 2.79m )







Total area: approx. 153.3 sq. metres (1649.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	87
(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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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