



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

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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.

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

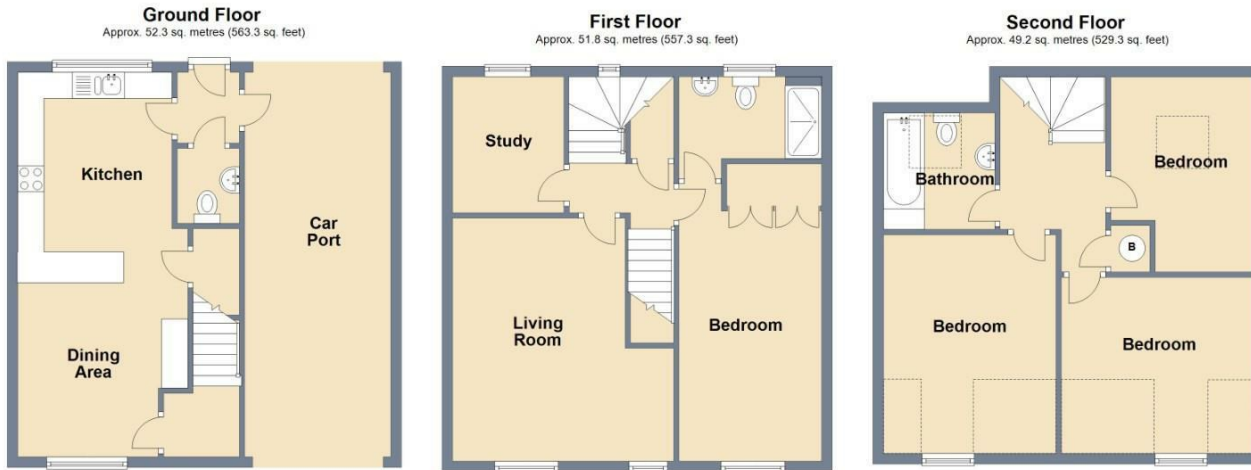
Garden

Garage - currently used as a gym

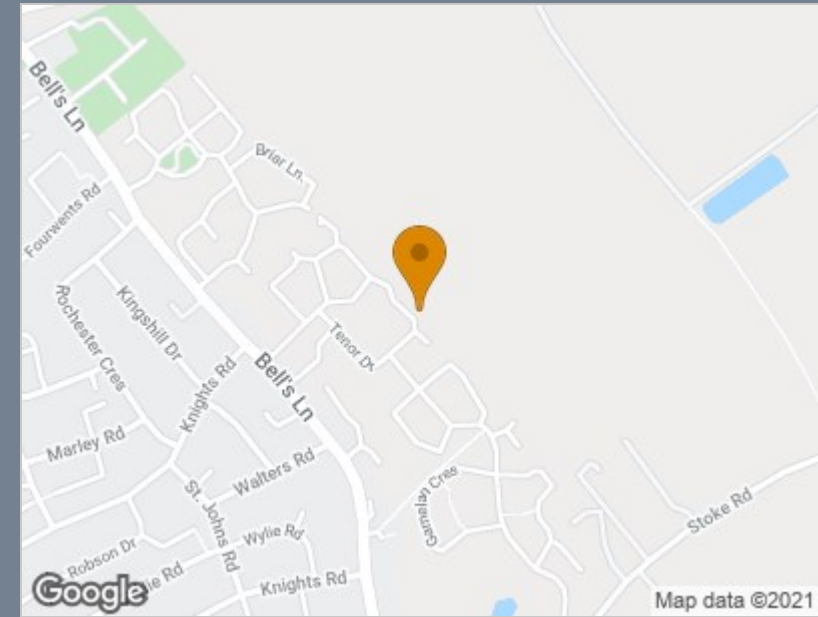
Covered Parking
24'1" x 9'2" (7.34m x 2.79m)







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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(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	

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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