



Carisbrooke Road, Rochester, ME2 3SN
Guide price £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)

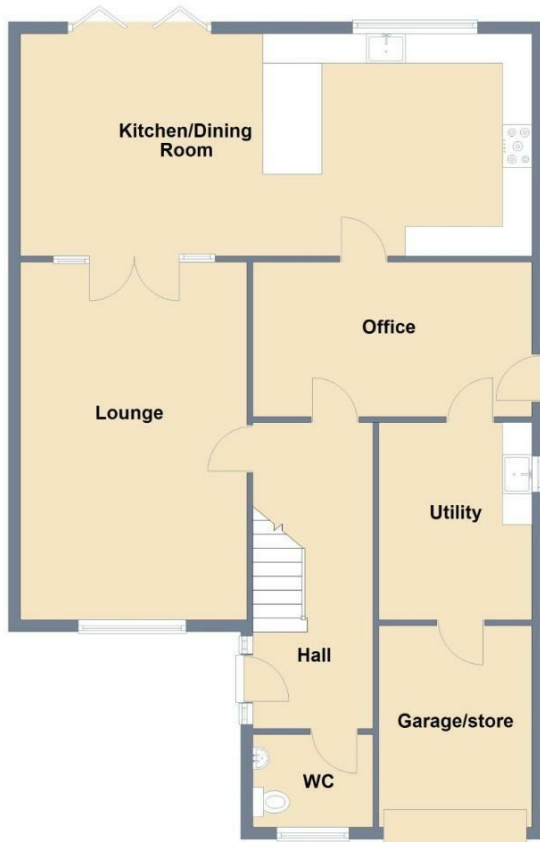
Tenure: FREEHOLD

Council tax: Band E





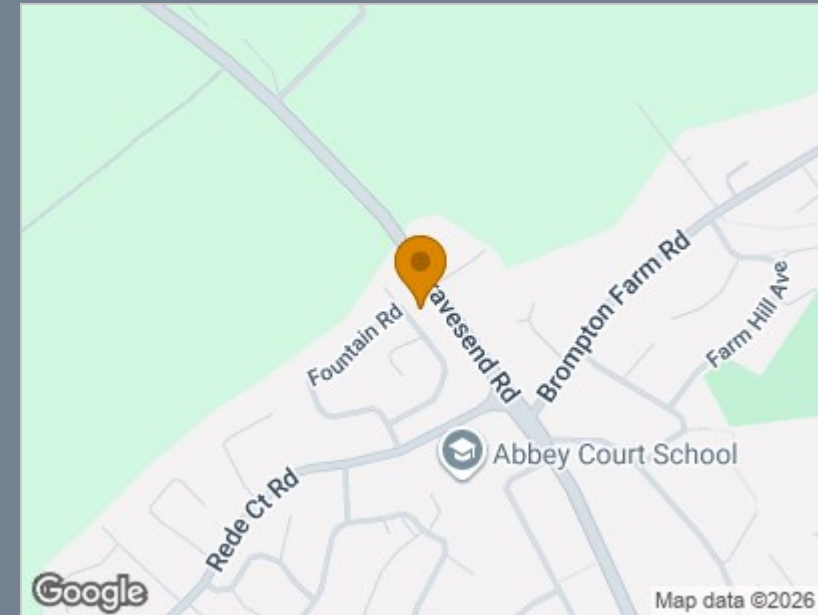
Ground Floor



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) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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 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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