



Ashwood Close, Cliffe Woods, ME3 8HQ

Large 3 bedroom semi detached house, drive and garage

£325 000





- • Three-bedroom semi-detached house
- • Spacious kitchen diner for entertaining
- • Three excellent size double bedrooms
- • Single garage plus driveway parking
- • Sought-after Cliffe Woods village location
- • Close to primary school and amenities
- • Good rail links to central London
- • Gorgeous quiet location
- • Stunning views
- • Vacant property, NO CHAIN

This three-bedroom semi-detached house is ****for sale**** and vacant free is available in the village of Cliffe Woods, offering well-arranged accommodation in good condition and practical features for day-to-day living.

The ground floor includes a large reception room and a great-size kitchen diner, providing a clear separation between living and dining spaces. The kitchen diner is well suited to family meals and entertaining. Upstairs, there are three bedrooms: two good-size doubles and one small double, along with a family bathroom. The property also benefits from a single garage and a driveway providing parking for one vehicle.

Cliffe Woods is a residential area on the Hoo Peninsula, known for its green spaces and village amenities. Cliffe Woods Primary School serves the local community, and there are further schooling options in nearby villages and in Strood and Rochester. Local shops, a pharmacy and everyday services can be found within the village, with a wider choice of supermarkets, leisure facilities and restaurants available in Strood and Rochester.

For rail connections, Strood station is accessible by car, offering services to London St Pancras International in around 35–45 minutes and to London Victoria and Charing Cross via changing at Rochester or other interchanges. Rochester and Higham stations are also within driving distance, providing additional commuting options. Road links via the A289 and A2 connect to the M2, giving access towards London, the M25 and the Kent coast, making this property a practical base for both local and regional travel. EPC: D

Council Tax: C

Broadband: Standard, Superfast and Ultrafast available

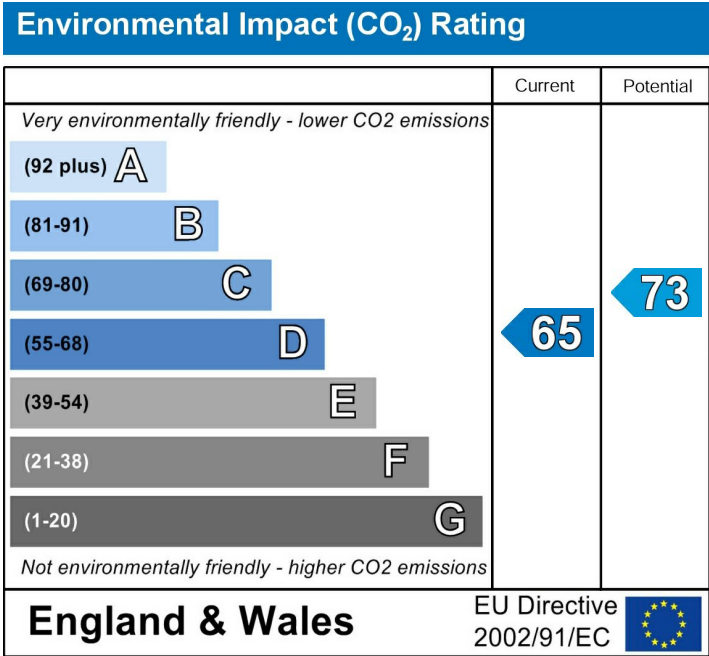
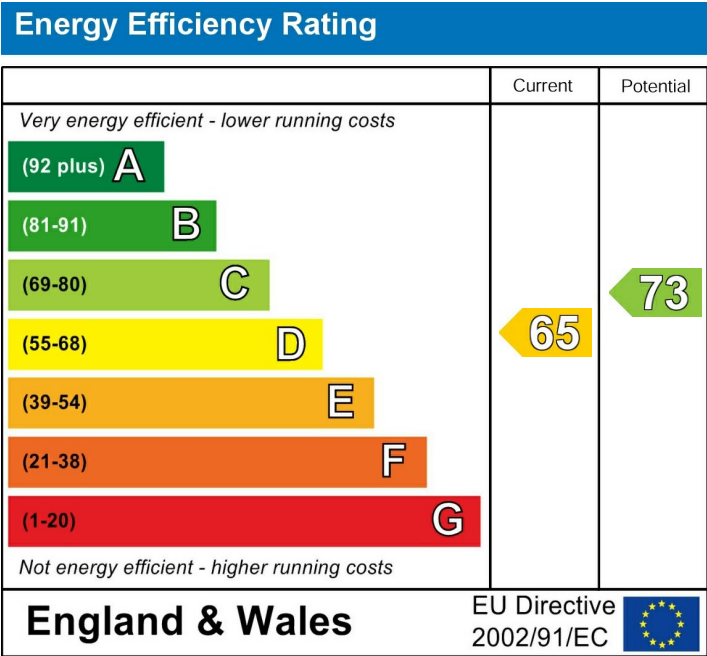
Mobile Data: EE, Vodafone, Three and O2 available

Flooding Risks: Yearly chance - Low. Surface - Low



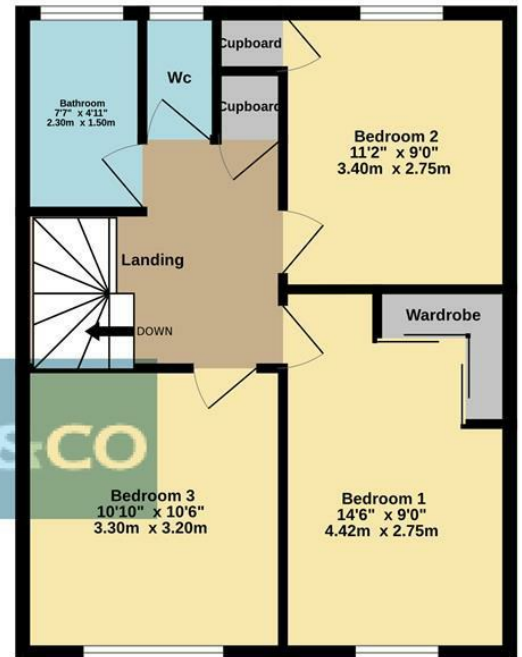
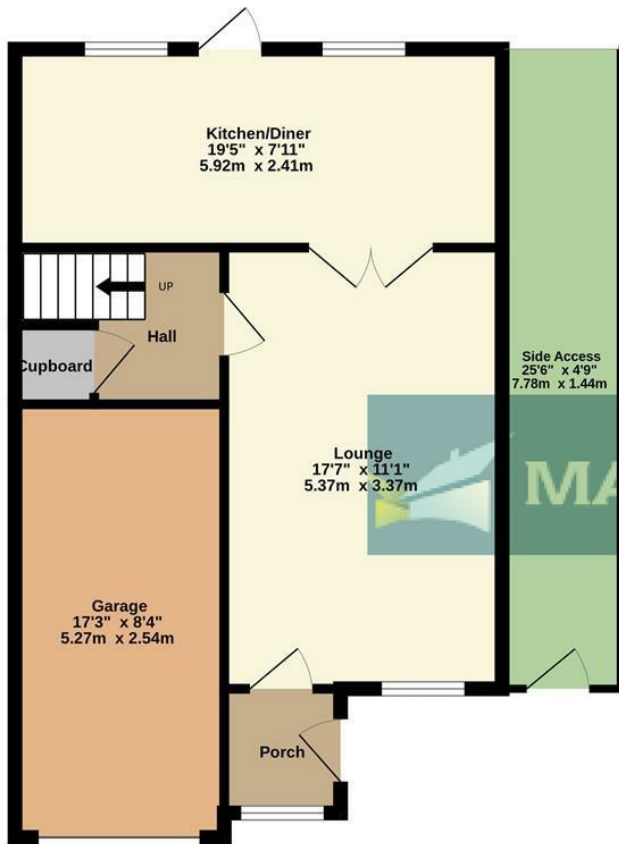






Ground Floor
568 sq.ft. (52.7 sq.m.) approx.

1st Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.