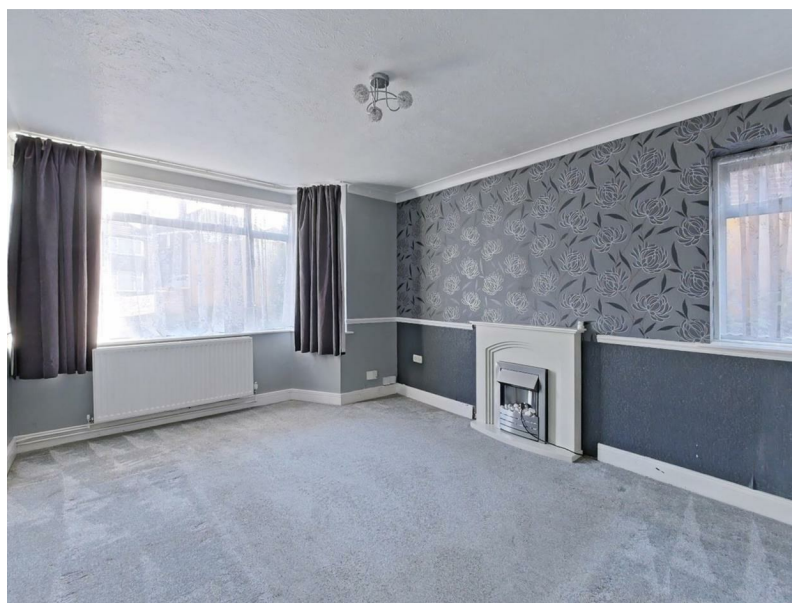




Kennard Close, Rochester

3 Bedroom, Drive and Garage

Guide Price £299,500



- No forward Chain
- Three spacious bedrooms
- Sought-after residential location
- Two flexible reception rooms
- Extended
- Single garage for secure parking
- Ideal for families or investors
- Close to local amenities
- Versatile living spaces
- To booked a viewing, call 01634 838700

Offered for sale is this large three-bedroom semi-detached house, located in a sought after area with convenient access to nearby schools and a range of local amenities. This property is suitable for both families and investors, providing a balanced layout and practical features.

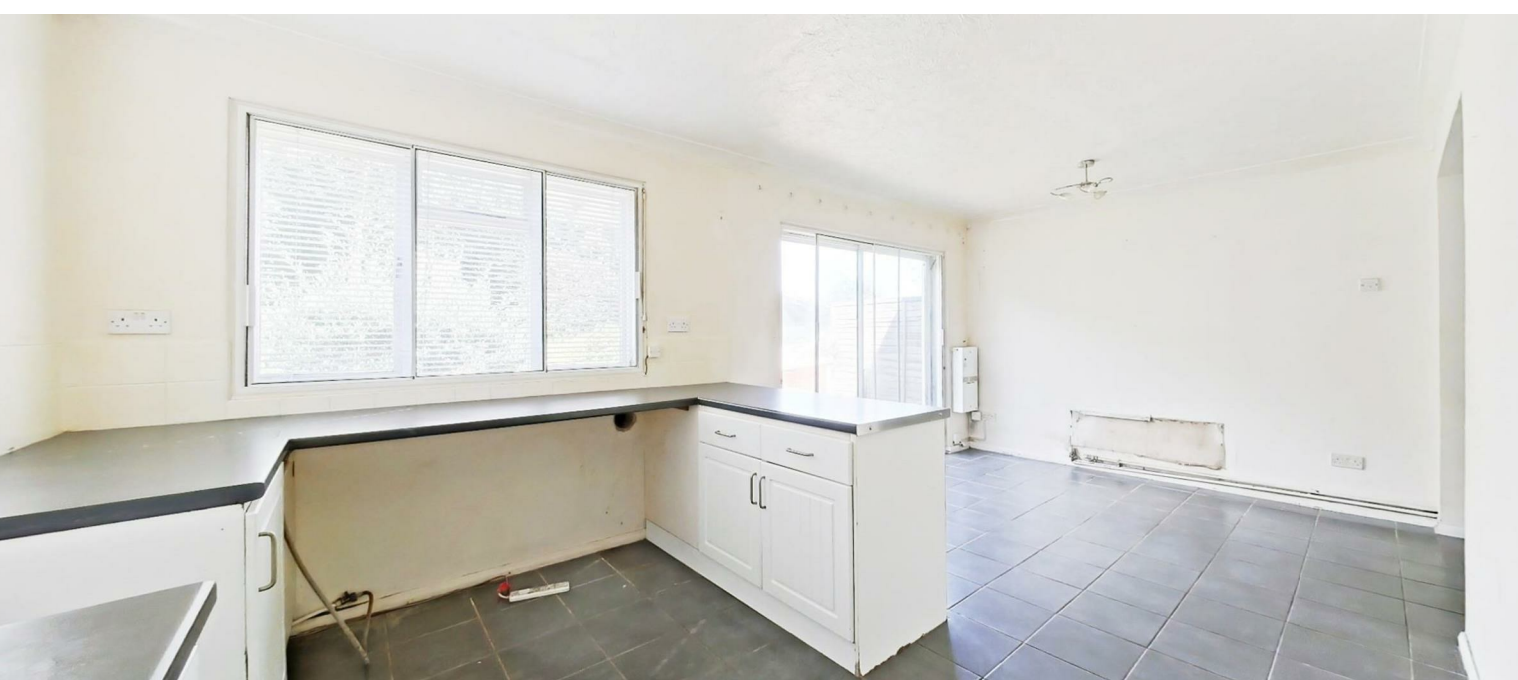
The home comprises two reception rooms, offering flexible spaces for both relaxation and entertaining. The kitchen benefits from ample natural light and includes a dedicated breakfast area, perfect for casual dining. There are three bedrooms: two are generously sized doubles, while the third is a good size also, allowing versatility for family living, guest accommodation, or home office use.

A single garage and a drive way is included, providing secure off-road parking or useful additional storage space. The nearby schools and local amenities make this property especially appealing for families, ensuring easy access to educational and everyday requirements within the local community.

This house represents an excellent opportunity for buyers seeking a property in a highly desirable location, with a variety of adaptable rooms to suit different lifestyles. Whether you are looking for a comfortable family home or a reliable investment, this property ticks many boxes. Viewings are highly recommended to appreciate the full potential and convenience offered by this semi-detached house.

EPC: D
 Council Tax: C
 Broadband: Standard and Ultrafast available
 Mobile Date: EE, O2, Vodafone and Three Available





Kitchen/Breakfast Room
20'0" x 19'4"

Dining Room
11'11" x 8'0"

Lounge
15'9" x 11'3"

Garage
17'2" x 8'0"

Lobby
6'10" x 4'7"

Bedroom 1
15'10" x 11'4"

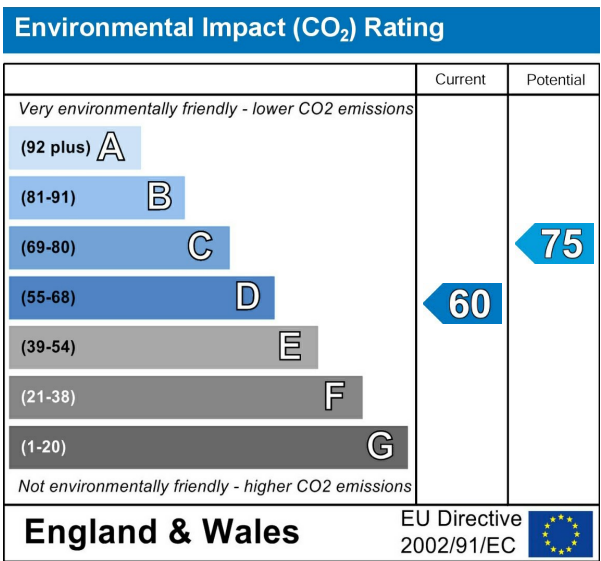
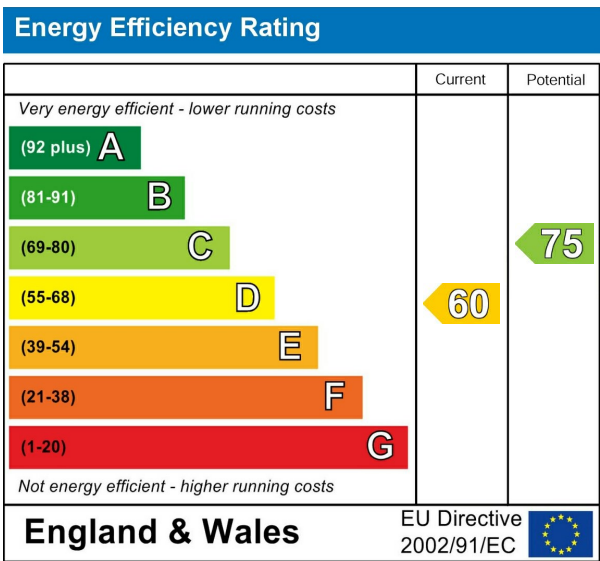
Bedroom 2
13'7" x 7'11"

Bedroom 3
10'2" x 7'11"

Upstairs Landing Area
14'8" x 10'2"

Bathroom
6'1" x 5'9"

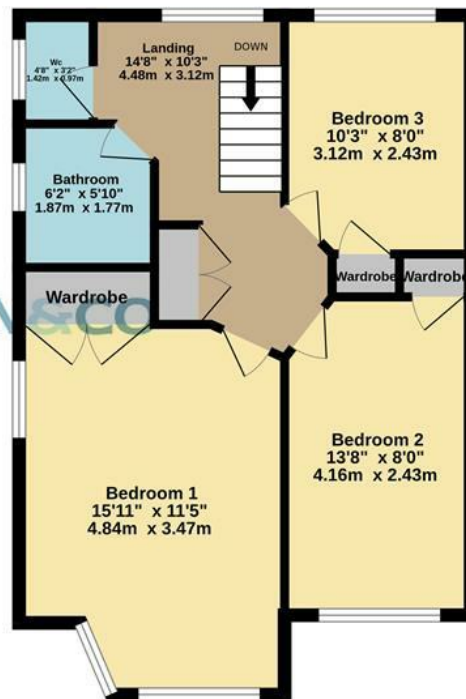
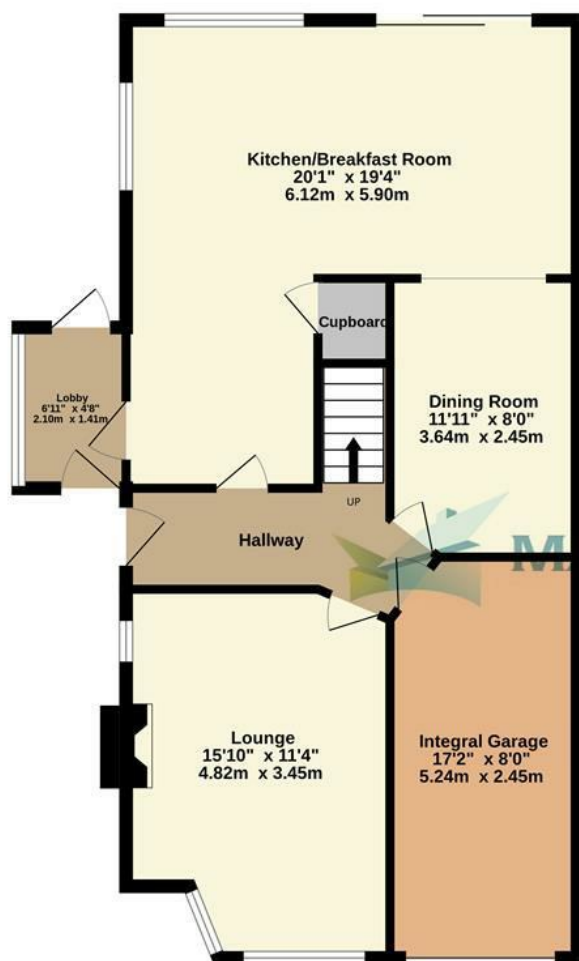
Toilet
4'7" x 3'2"





Ground Floor
796 sq.ft. (74.0 sq.m.) approx.

1st Floor
526 sq.ft. (48.9 sq.m.) approx.



Not To Scale - For Illustration Only

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.
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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.

