



3 HORWOOD CLOSE ROCHESTER, ME1 3LR

**£350,000
FREEHOLD**

Potential! Potential! Potential! 3 bed semi detached home with great living space and TONNES of potential! This LARGE PLOT gives plenty of space to EXTEND to the side and rear but keeping a great garden. There's a good sized GARAGE with parking space too! NO FORWARD CHAIN. EPC Grade C

TEMPLE WHARF
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- Potential to Extend STPP
- Three Bedrooms
- Long Through Lounge
- Diner
- Conservatory
- Utility and Storage Rooms
- Downstairs Wet Room
- Garage and Parking
- Triple Glazing
- Quiet Cul-de-Sac Location
- No Forward Chain



Located in a quiet Cul-de-Sac is this semi-detached house presenting an excellent opportunity for families seeking a spacious and versatile home that can grow as the family does. Already boasting three generously sized bedrooms with long through lounge/diner, conservatory, convenient downstairs WC, along with a storage and utility rooms, there is also the opportunity to extend to the side and rear, single or double storey subject to planning permission.

The rear garden is safe and enclosed and not overlooked giving you plenty of privacy and space. The garage and parking facilities ensure that you will never be short of space for your vehicles.

Well located for families with a choice of two local Grammar Schools, The Rochester Grammar School and Sir Joseph Williamson's mathematical school and Thomas Avling School all within walking distance. For those who drive, the M2 is easily accessed along with Rochester and Chatham town centres as well as Maidstone.

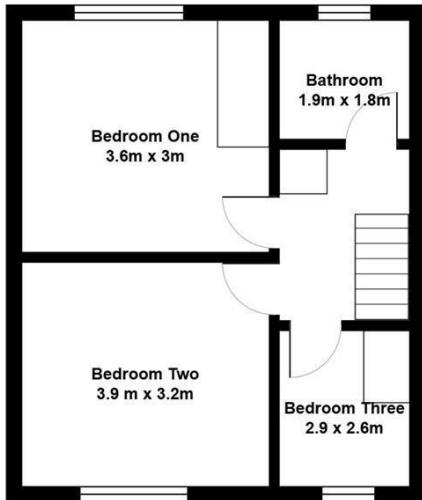
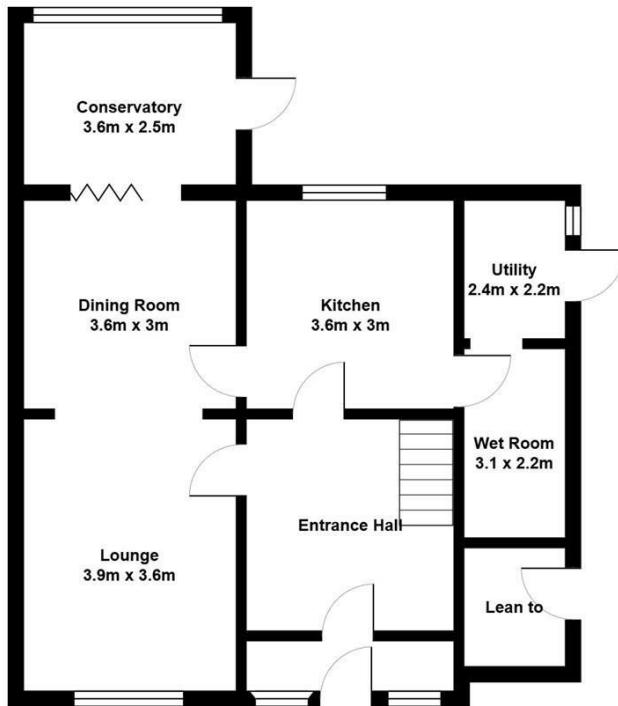
Offered for sale with no forward chain.

To meet legal anti-money laundering requirements, we carry out buyer identification checks. A modest fee of £10 per person (no VAT) is charged solely to cover these costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		78
EU Directive 2002/91/EC		

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