



1 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. The large shed is fantastic for those who tinker and along side the GARAGE means the outside space here is as good as the inside! NO FORWARD CHAIN.

TEMPLE WHARF
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- Potential to Extend STPP • Three Bedrooms • Long Through Lounge Diner • Downstairs WC • Conservatory • Utility and Storage Rooms • Garage and Parking • Good Sized Rear Garden • 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, brick built 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. For those with hobbies or creative pursuits, the property includes a huge shed, ideal for craft work or as a workshop or easily removable if you prefer a bigger garden. 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.



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		
	72	80
England & Wales		EU Directive 2002/91/EC

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Ground Floor

First Floor

Horwood Close

Approximate Gross Internal Floor Area : 125.70 sq m / 1353.02 sq ft

Garage Area : 18.0 sq m / 193.75 sq ft

Shed Area : 16.0 sq m / 172.22 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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