



St. Williams Way | | Rochester | ME1 2PF

Guide price £350,000



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GUIDE PRICE £350,000 - £375,000

Situated on the ever-popular St. Williams Way in Rochester, this well-presented three-bedroom semi-detached home offers generous living space, modern upgrades and a practical layout ideal for families, first-time buyers and professionals alike.

The property has benefited from new double-glazed windows and a new gas boiler, both installed within the last six months and supplied with guarantees, providing peace of mind and improved energy efficiency.

Internally, the home opens into a welcoming entrance hall with access to all principal ground floor rooms.

- 3 bedrooms
- 2 spacious reception rooms
- New boiler (approx. 6 months)
- Lovely suburban garden
- Easy motorway access
- 1 modern bathroom with separate WC
- Semi-detached house
- West-facing private garden
- New Double glazing (approx. 6 months)
- Located in Rochester

Entrance Hall

Lounge

16'0" x 12'3" (4.87m x 3.74m)

Kitchen

9'3" x 9'0" (2.83m x 2.74m)

Dining Room

10'0" x 9'3" (3.05m x 2.83m)

Bedroom 1

13'3" x 12'3" (4.05m x 3.74m)

Bedroom 2

11'3" x 9'3" (3.42m x 2.82m)

Bedroom 3

9'0" x 6'8" (2.74m x 2.04m)

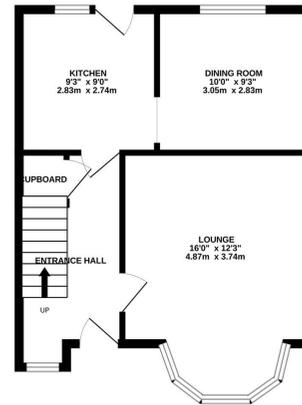
Bathroom

5'9" x 4'10" (1.74m x 1.46m)

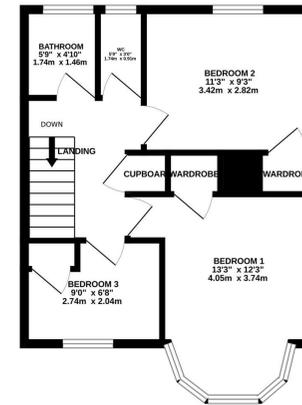
Rear Garden



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 a guide for 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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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			
England & Wales		EU Directive 2002/91/EC	
		71	81

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