



Lillymonte Drive | Rochester | ME1 3EX

£525,000



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Situated on the highly sought-after Lillymonte Drive, just off Priestfields in historic Rochester, this immaculate four-bedroom semi-detached home offers spacious accommodation arranged over three floors and an impressive EPC rating of B, combining modern efficiency with practical family living.

The welcoming entrance hall creates an immediate sense of light and space, with views through to the rear garden and access to a convenient WC. To the rear, the generous lounge enjoys French doors opening onto the patio, creating a bright and comfortable reception room ideal for both relaxing and entertaining.

The heart of the home is the substantial kitchen/dining room. Fitted with cream cabinetry, integrated oven, gas hob and extractor hood, the kitchen provides ample storage and preparation space. The adjoining dining

- Four Bedrooms
- Semi-detached family home arranged over three floors
- Immaculate condition throughout
- Spacious 19'7" x 18'8" kitchen/dining room
- Principal bedroom suite with ensuite bathroom
- Modern family bathroom plus ground floor WC
- Sought-after Lillymonte Drive location off Priestfields
- Driveway parking and garage
- Generous lounge with French doors to garden
- Private rear garden with patio and lawn

Front Exterior

Hall

W.C.

Lounge

16' 8" x 13' 10" (5.08m x 4.22m)

Kitchen/Dining Area

19' 7" x 18' 8" (5.97m x 5.69m)

Landing

Bedroom 4

9' 2" x 7' 5" (2.79m x 2.26m)

Bedroom 2

12' 9" x 8' 11" (3.89m x 2.72m)

Bedroom 3

10' 3" x 9' 6" (3.12m x 2.90m)

Bathroom

8' 11" x 6' 2" (2.72m x 1.88m)

Bedroom 1

17' 11" x 9' 0" (5.46m x 2.74m)

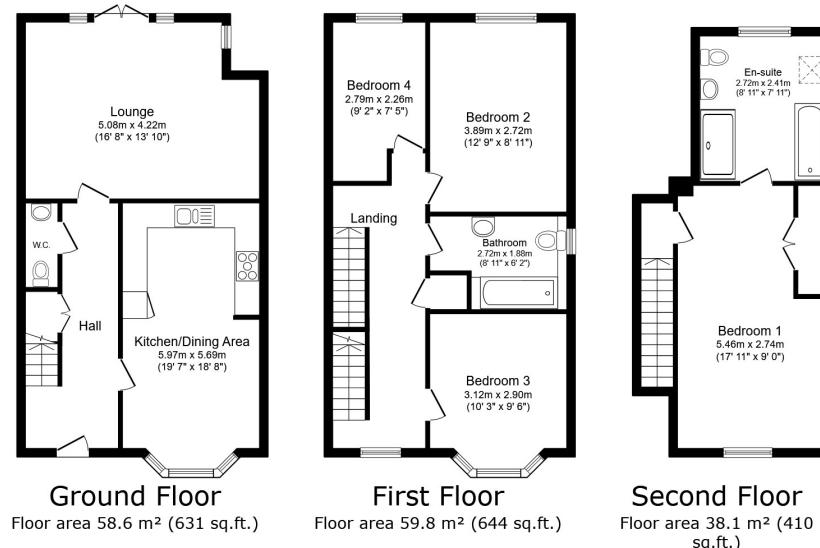
En-suite

8' 11" x 7' 11" (2.72m x 2.41m)

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



TOTAL: 156.5 m² (1,684 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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