



Mount Road | | Rochester | ME1 3NQ

Guide price £600,000



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Sought after location, this extended four double bed roomed house must be seen to be appreciated. The open plan kitchen/dining/living room which opens onto the rear terrace is a great family space. There is a separate lounge, utility room, downstairs shower room and upstairs bathroom. The extensively fitted kitchen has integrated appliances and centre island breakfast bar. The owners have fitted oak architraves and doors throughout, complemented by the oak staircase with glazed panels. The south facing garden has a detached 'lodge' ideal for an office or leisure activities, along with an outdoor kitchen with timber frame canopy over, millboard decking for dining, which is perfect for al-fresco dining and entertaining. A very deceptive home. Situated close to local primary and secondary schools, Sir Joseph Williamsons Mathematical and Rochester Girls Grammar schools. Rochester High Street is within two miles with its variety of independent shops, cafes and restaurants, along with the mainline station offering Hi-Speed services to London. There are good links to the A2, M2 and M20. Call to view.

- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING/LIVING EXTENSION
- SHOWER ROOM + BATHROOM
- DRIVEWAY AND INTEGRAL GARAGE
- DETACHED GARDEN 'LODGE'

Kitchen/Dining/Family Room

21'11" x 18'0" (6.68m x 5.48m)

Lounge

12'8" x 14'0" (3.87m x 4.26m)

Games Room

Landing

Bedroom One

7'9" x 11'10" (2.35m x 3.60m)

Bedroom Four

7'8" x 11'2" (2.33m x 3.41m)

Bedroom Two

9'5" x 11'11" (2.88m x 3.64m)

Bedroom Three

8'10" x 9'9" (2.69m x 2.98m)

Bathroom

8'3" x 6'11" (2.51m x 2.11m)

Rear Garden

Front Exterior

Utility Room

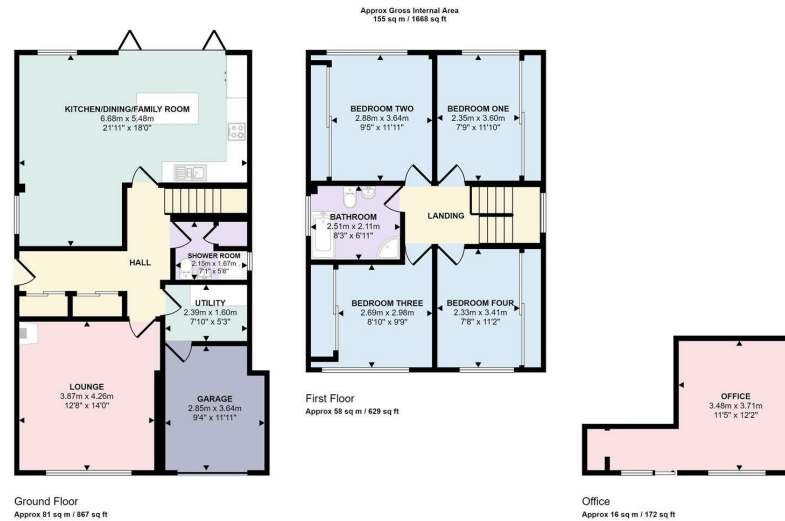
7'10" x 5'3" (2.39m x 1.60m)

Shower Room

7'1" x 5'6" (2.15m x 1.67m)

Office

11'5" x 12'2" (3.48m x 3.71m)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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