



Fay Close | Rochester | ME1 1LZ

Asking price £575,000



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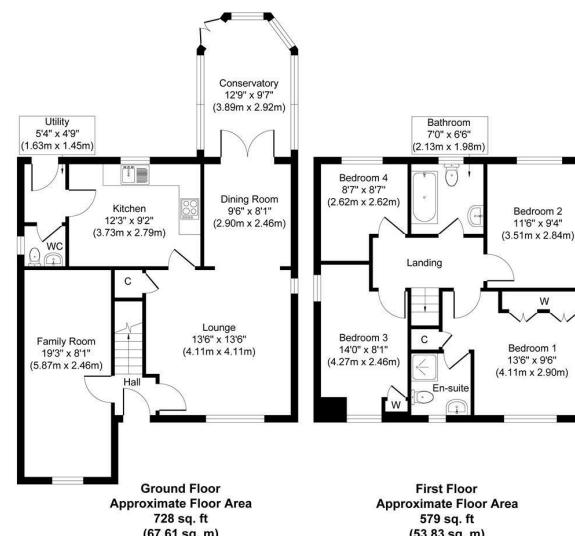
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Located just off the Esplanade the river front road which runs upriver from Rochester Bridge, this four bedroomed detached house is set on an elevated plot with a westerly facing from aspect. There is a good sized lounge, dining room, large family room/office/bedroom five and a double glazed conservatory. The fitted kitchen has integrated appliances facing the rear garden, a utility room, an en-suite and family bathroom, plus a ground floor cloakroom. There is off road parking and an integral garage. Located in a popular area with closeby riverside walks, good access to local shops and Rochester High Street with its range of independent shops, cafes, restaurants and mainline station. There are a range of primary, grammar and secondary schools, along with private schooling at Kings School and St Andrews School within easy access. The station has excellent services to London Cannon Street, Charing Cross, Victoria and a hi-speed service to Ebbsfleet (18min), Stratford and St Pancras (38 min). There are also excellent road links via the A2, M2, M20 and M25 to Maidstone, Canterbury, London, Bluewater shopping centre, Ebbsfleet International Station and Gatwick Airport. A great family home we recommend your internal viewing.

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN, INTEGRATED APPLIANCES
- GARAGE AND PARKING
- POPULAR LOCATION,
- OVERLOOKING RIVER
- EN-SUITE AND BATHROOM
- UTILITY AND CLOAKROOM
- ENCLOSURE REAR GARDEN



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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