

**25 Rookery Crescent, Cliffe, Rochester, ME3 7RH**

**Guide Price £425,000-£450,000**

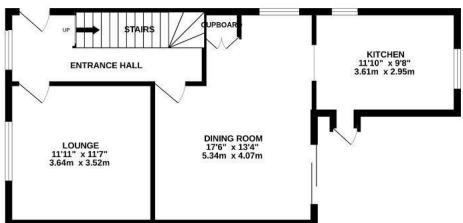
**Property Images**



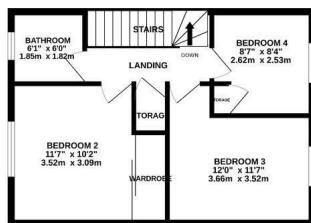
## Property Images



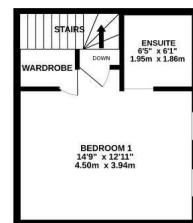
GROUND FLOOR  
545 sq ft. (50.6 sq.m.) approx.



1ST FLOOR  
437 sq ft. (40.6 sq.m.) approx.



2ND FLOOR  
299 sq ft. (24.0 sq.m.) approx.



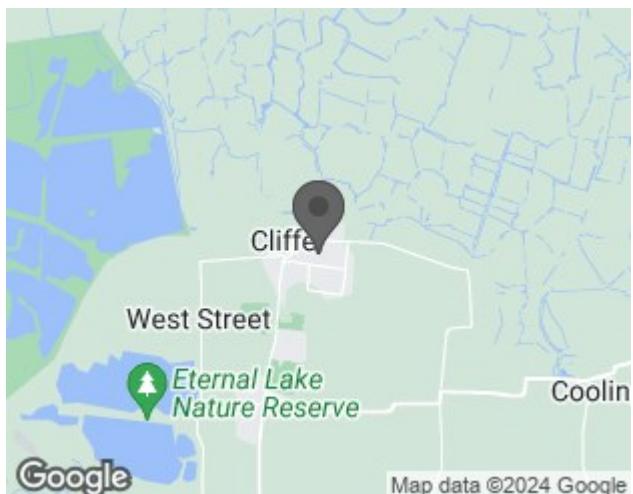
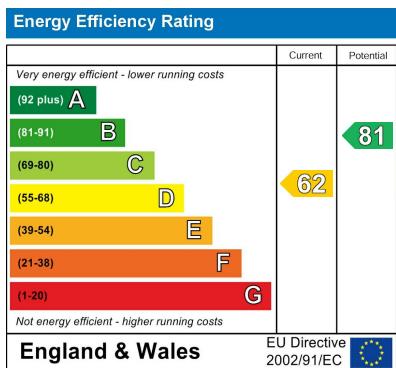
## 25 ROOKERY CRESCENT

TOTAL FLOOR AREA: 1241 sq ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. This plan is for illustrative purposes only and should be used as such by 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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## EPC

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## **Summary**

GUIDE PRICE £425,000-£450,000.

We are delighted to offer for sale this well presented four bedroom extended Semi Detached home situated on Rookery Crescent in the heart of Cliffe Village.

This home is set over three floors with the ground floor comprising of entrance hall, lounge, dining room and kitchen with a large loft space providing plenty of storage.

To the first floor there are two double bedrooms, a good sized single bedroom and a modern family bathroom.

Whilst the second floor boasts the main bedroom with en suite, built in wardrobe space and eaves storage.

Externally, to the front the block paved driveway offers parking for multiple vehicles and gate leading to the rear garden.

Here you will find a decked area, laid to lawn and patio area which would be ideal for outdoor entertainment as well as a shed offering extra storage.

This home offers great living space for a growing family and we strongly recommend arranging an immediate viewing to avoid missing out!

## **Features**

- SEMI DETACHED • FOUR BEDROOMS • EXTENDED FAMILY HOME • LOUNGE • DINING ROOM • KITCHEN • TWO BATHROOMS • DRIVEWAY FOR MULTIPLE VEHICLES • GARDEN • EPC RATING D