



## Cuxton Road, Rochester, Kent, ME2 2NJ

- SEMI DETACHED BUNGALOW
- SMART ENABLED THROUGHOUT
- TWO BATH/SHOWER ROOMS
- BEAUTIFUL DECKED AREA WITH FAR REACHING VIEWS
- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN
- BLOCK PAVED DRIVEWAY PARKING
- EPC - D (55)

**Offers In The Region Of £470,000**

# Cuxton Road, Rochester, Kent, ME2 2NJ



Situated on the highly sought-after Cuxton Road in Rochester, this beautifully presented three-bedroom detached bungalow offers approximately 1,275 sq ft of spacious single-level living, finished to an exceptional standard throughout. With stunning panoramic river views, a large open-plan kitchen/dining/reception space, and a sunny elevated decking terrace, this property perfectly combines modern living with an enviable setting.



The property is entered via a welcoming central hallway which provides access to all principal rooms. To the rear of the home is the impressive open-plan kitchen, dining and living space, forming the heart of the property and ideal for modern family living and entertaining. The stylish contemporary kitchen features high-gloss fitted units, integrated appliances, and a large central island, providing both functionality and a striking focal point. Large windows allow natural light to flood the space while framing the far-reaching river and countryside views. Doors lead directly onto the elevated rear decking, creating a seamless indoor-outdoor living environment perfect for summer entertaining, alfresco dining, and sunset views.



The bungalow offers three well-proportioned bedrooms, all thoughtfully arranged from the central hallway. The principal bedroom enjoys a charming curved bay window, built-in storage and generous proportions, creating a bright and comfortable retreat. The second bedroom, also benefiting from a bay window, offers another spacious double room with excellent natural light. The third bedroom provides flexible accommodation and could easily serve as a home office, guest bedroom, nursery or dressing room, appealing to buyers looking for work-from-home space.



A modern family bathroom serves the property, finished with contemporary fittings and stylish tiling, completing the internal accommodation.

Externally, the home continues to impress. The large elevated decking terrace provides a superb outdoor entertaining space, enj



# Cuxton Road, , Rochester, Kent, ME2 2NJ



**LIVING ROOM**  
When entering this house the space and brightness will knock you out. The bay window over looking the front of the house has a seating area set into it. The whole area benefits from a wall mounted air conditioning unit and tiled flooring. All lights, heating and the air conditioning is controlled via a smart system.

**DINING AREA**  
Open plan from the lounge and kitchen this area benefits from double doors leading out on to the decked area with large windows either side giving an abundance of light as well as amazing views.

**KITCHEN**  
The kitchen benefits from a large central island with ample breakfast bar. Built in appliances include a dish washer, a



microwave and an american style fridge freezer. The island has a range style cooker that is a 5 gas burner hob and an electric oven. All complimented by an abundance of grey gloss cupboards and quartz worktops, a large window to the rear, tiled flooring and smart controlled lighting.

**MASTER BEDROOM**  
This is a complete sanctuary for any potential tenant with a large window to the rear with an amazing view of the



surrounding area. There is a range of built-in wardrobes, a wall mounted air conditioning unit and a wet room that incorporates the shower and an oval bath. All of the lighting, heating and air conditioning is controlled remotely.

**EN-SUITE FACILITIES**  
This wet room has the option of both the walk in shower and an oval bath with the wc and a hand wash basin set in a vanity unit. There is a window to the rear and the heating and lights are Smart controlled.

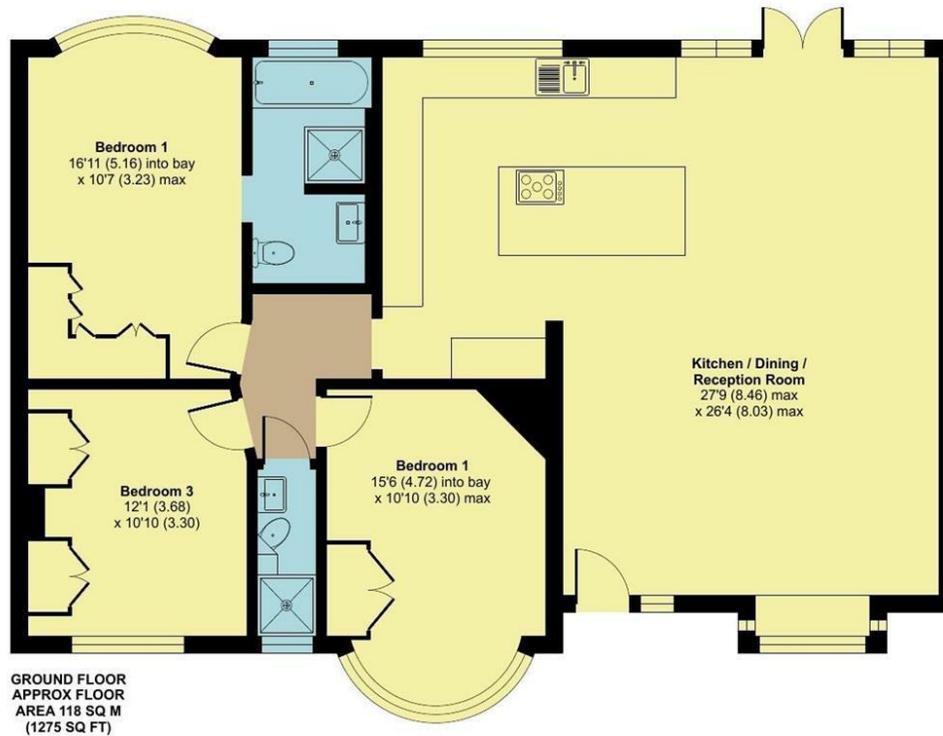
**BEDROOM**  
Over looking the front of the property this room has a very attractive, large bay window and the lights and heating are Smart controlled.

**BEDROOM**  
The third bedroom overlooks the front and has built-in wardrobes.

# Cuxton Road, Rochester, ME2

Approximate Area = 1275 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Hunters Property Group. REF: 891702

## Viewings

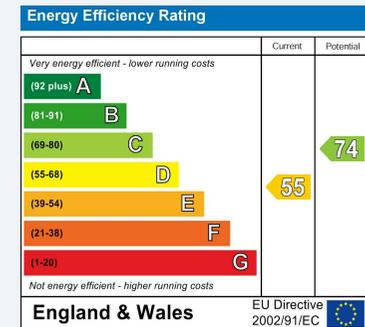
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



65 High Street, Maidstone, ME14 1SR  
Tel: 01622 278003 Email: [Maidstone@hunters.com](mailto:Maidstone@hunters.com) <https://www.hunters.com>

