



Merryfields, Rochester

- DETACHED FOUR BEDROOM HOUSE
- 25' MODERN KITCHEN DINER
- SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- DRIVEWAY AND GARAGE PARKING
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- EPC C (70)

Guide Price £550,000

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Merryfields, Rochester

DESCRIPTION

GUIDE PRICE - £550,000-600,000 - Hunters are delighted to offer this lovely four bedroom home in the popular location of Merryfields in Strood, Rochester.

This four bedroom home has a well thought out layout for todays popular living arrangements and has reasonable access to local shops.

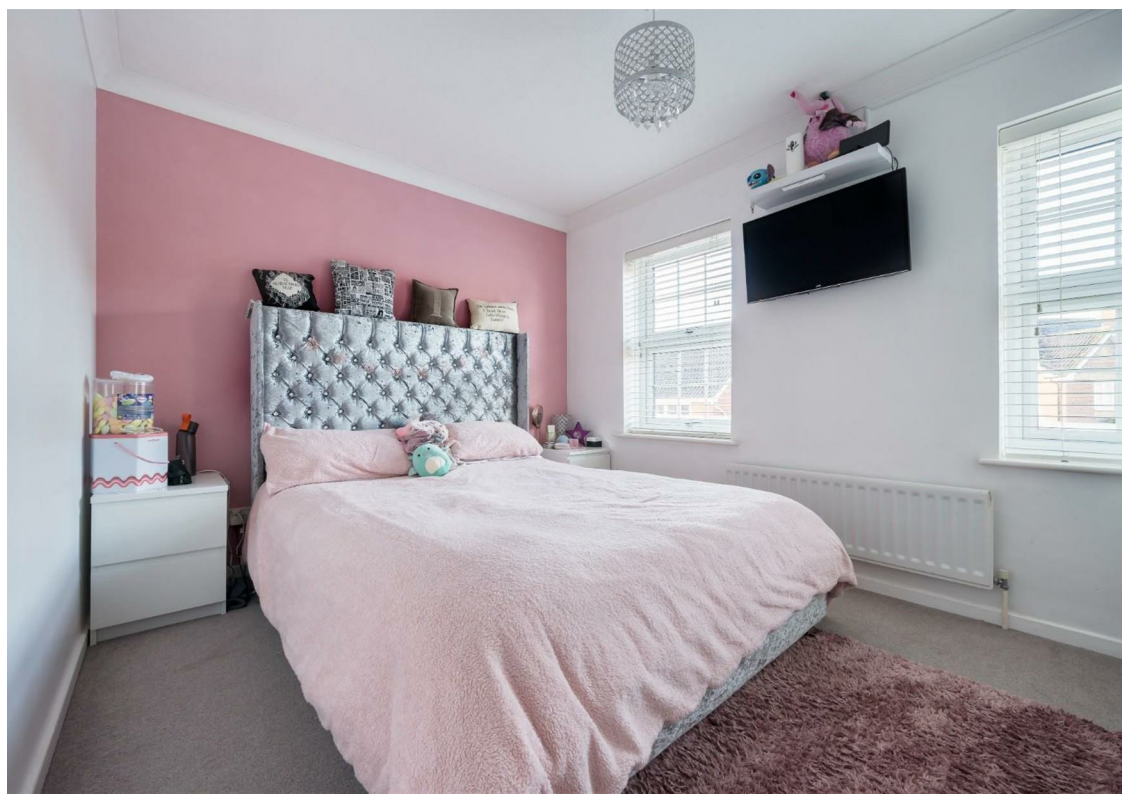
Accommodation on offer comprises an entrance hall leading to a large, modern kitchen diner, a wc and a lounge that over looks the rear garden through patio doors flanked both sides by windows to the ground floor. To the first floor is four good sized bedrooms, one with en-suite facilities and a family bathroom that services the other three.

Outside is complimented by lovely gardens, both front and back south facing and a long driveway for off road parking which leads to a garage that has a utility room to one end.

The area is well positioned for retail, leisure and local amenities as well as being within a reasonable distance for everyday commutes.

EPC C (70)
Council Tax Band F





Merryfields, Strood, Rochester, ME2

Approximate Area = 1368 sq ft / 127.1 sq m

Garage = 285 sq ft / 26.5 sq m

Total = 1653 sq ft / 153.6 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). © nitchecom 2023. Produced for Hunters Property Group. REF: 932681

Viewing

Please contact our Hunters Medway Office on 01634 565310 if you wish to arrange a viewing appointment for this property or require further information.

6 Military Road, Chatham, ME4 4JA

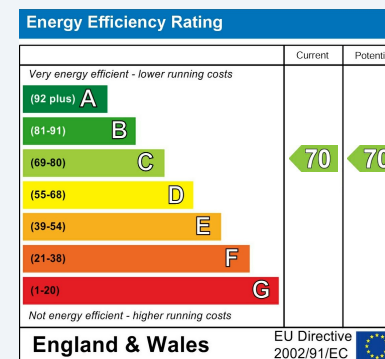
Tel: 01634 565310 Email:

medway@hunters.com <https://www.hunters.com>



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.

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