

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



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

ROCHESTER DRIVE

BEXLEY DA5 1QF

Guide price £450,000

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This beautifully presented three-bedroom semi-detached home offers the perfect combination of style, comfort and location, ideal for families seeking a move-in ready property in a highly desirable area.

Finished to an exceptional standard from start to finish, the home boasts a bright and welcoming layout. The standout feature is the modern kitchen overlooking the stunning, generously sized rear garden, creating a wonderful space for both everyday living and entertaining. A downstairs WC adds convenience, while the overall flow of the home is both practical and inviting.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, all presented in excellent condition.

Externally, the property benefits from a private driveway and garage, providing ample parking and additional storage.

Perfectly positioned for families, the home is within easy reach of the highly regarded Beths Grammar School and Townley Grammar School, as well as offering excellent access to the A2, making commuting straightforward.

A superb home in a sought-after location — early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ROCHESTER DRIVE

BEXLEY DA5 1QF

- 3 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFUL CONDITION FROM START TO FINISH
- STUNNING LARGE REAR GARDEN
- DRIVEWAY FOR 2 VEHICLES AND A GARAGE
- DOWNSTAIRS WC AND UPSTAIRS BATHROOM
- EPC
- 843 SQ FT
- COUNCIL TAX BAND D
- WALKING DISTANCE TO BOTH BETHS GRAMMAR FOR BOYS AND TOWNLEY GRAMMAR FOR GIRLS

