



Prospect Avenue,  
Rochester ME2 3BZ  
Asking Price £420,000

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Nestled on the charming Prospect Avenue in Rochester, this stunning four-bedroom house offers a perfect blend of modern comfort and traditional elegance. As you step inside, you are greeted by a warm and inviting reception room, complete with a working log burner that creates a cosy atmosphere, ideal for those chilly evenings.





### A more detailed description:

The property boasts four spacious bedrooms, providing ample space for family living with a cosy working log burner. The well-appointed bathroom ensures convenience for all residents. Each room is designed to maximise light and space, making the home feel airy and welcoming.

One of the standout features of this property is the outside annex, which presents a versatile space that could serve as a home office, studio, or additional storage, catering to your individual needs.

Situated in an ideal location, this home is just a short distance from the local train station, making commuting a breeze. The surrounding area offers a delightful mix of local amenities, parks, and schools, ensuring that everything you need is within easy reach.

This property is not just a house; it is a place where memories can be made. With its stunning interiors and prime location, it is a must-see for anyone looking to settle in the vibrant community of Rochester. Don't miss the opportunity to make this beautiful house your new home.

### Room sizes:

Entrance Hall

Lounge: 15'11 x 12'4 (4.85m x 3.76m)

Dining Area: 11'7 x 10'4 (3.53m x 3.15m)

Breakfast Area: 13'9 x 8'10 (4.19m x 2.69m)

Kitchen: 12'1 x 8'10 (3.69m x 2.69m)

Cloakroom

Cellar 1: 15'4 x 11'1 (4.68m x 3.38m)

### Landing

Bedroom 1: 13'1 x 12'11 (3.99m x 3.94m)

Bedroom 2: 12'5 x 9'0 (3.79m x 2.75m)

Bedroom 3: 12'5 x 9'0 (3.79m x 2.75m)

Bedroom 4: 9'10 x 7'1 (3.00m x 2.16m)

Bathroom

Room 1: 16'2 x 12'6 (4.93m x 3.81m)

Front Garden

Rear Garden

### Disclaimer

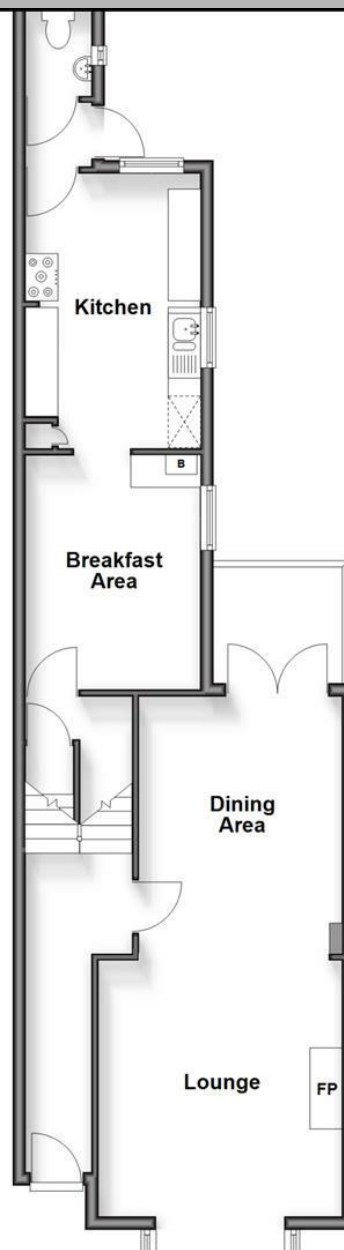
All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Location Map

