



# 8 Carpenters Close

## Rochester ME1 2QH

**Guide Price £350,000**



Virtual tour available

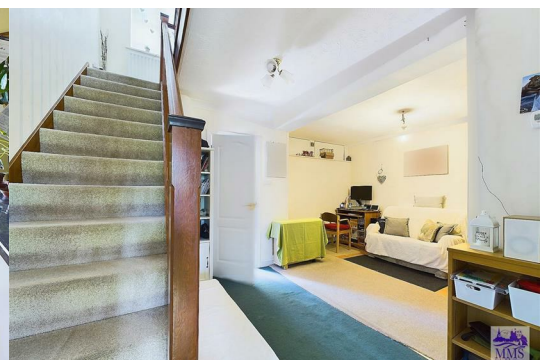
Welcome to Carpenters Close, Rochester - a charming property that offers a fantastic opportunity for a new homeowner situated in a sought-after location close to Rochester Train Station with direct access to London and many schools, including grammar schools, this house is perfect for families looking to settle in a vibrant community.

This delightful property boasts plenty of storage with a converted garage that provides extra living space, perfect as a study for those working from home, a dining room for hosting guests or creating a cosy family room. Externally, the driveway offers parking for two cars, ensuring convenience for you and your visitors. The converted garage still leaves enough space for bike storage. The nice-sized enclosed rear garden is ideal for relaxing outdoors or entertaining friends on sunny days.

Inside, you will find three inviting bedrooms, a family bathroom, and a convenient downstairs cloakroom, providing ample space for comfortable living. The spacious kitchen diner is the heart of the home, offering a perfect setting for family meals and gatherings.

Additionally to all of this on offer you have the formal lounge overlooking the rear garden

With an EPC rating of C and council tax band D, this property not only offers comfort and convenience but also efficiency and affordability. Don't miss out on the opportunity to make this house your home in the lovely town of Rochester.



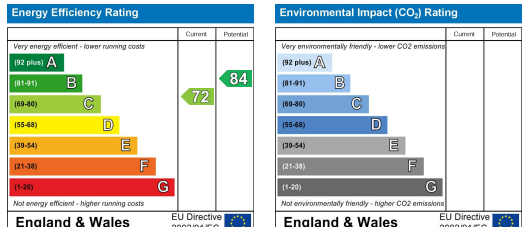
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Floor 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 887.96 ft<sup>2</sup> 82.49 m<sup>2</sup></p>
<p><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p>	

## Energy Efficiency Graph



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