



# 18 Mill Road

Frindsbury ME2 3BT

**Guide Price £650,000**



GUIDE PRICE £650,000 - £700,000

Nestled in the charming Mill Road of Rochester, this detached house is a true gem waiting to be discovered. Boasting a spacious 1,905 sq ft, this property offers a grand extension that has transformed the living and dining areas into a luxurious space. The sleek bifold doors and modern tiled floor with underfloor heating add a touch of elegance to the home.

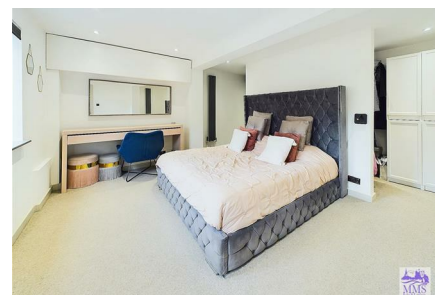
The heart of this house lies in its contemporary kitchen breakfast room, featuring top-of-the-line appliances including an induction hob, Bosch pyrolytic ovens, and a microwave oven. The hidden table top extractor adds a seamless finish to the kitchen. With a Hive system throughout the house, electric roller doors on the double garage, and a driveway with parking for two cars, convenience is at the forefront of this property.

Entertainment is taken to the next level with a cinema room equipped with a projector, perfect for movie nights with family and friends. The garden room, currently used as a bar/party room, offers a versatile space for various activities.

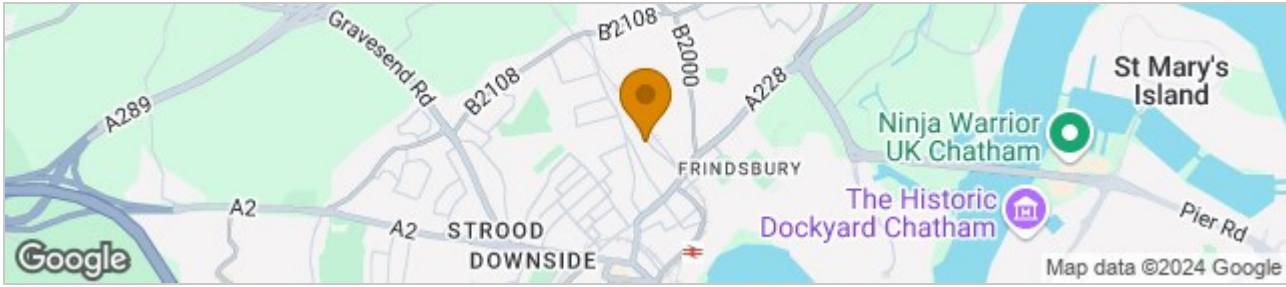
With five bedrooms, one of which is the cinema room, there is ample space for a growing family or hosting guests. Storage is not an issue with plenty of storage options available. Additionally, two family bath/shower rooms ensure that everyone's needs are met.

Don't miss the opportunity to own this stunning property that seamlessly blends modern amenities with comfort and style. The wonderful garden and thoughtfully designed living spaces make this house a true sanctuary for its future owners.

COUNCIL TAX BAND F



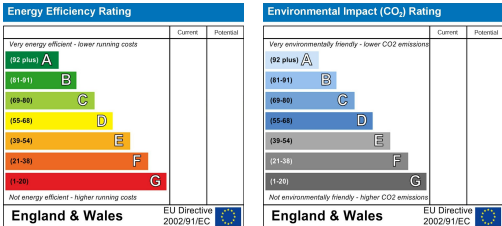
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>®</sup></b> 2550.51 ft<sup>2</sup> 236.95 m<sup>2</sup></p>
<p><b>Ground Floor Building 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>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



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