



# 148 Bush Road

Cuxton ME2 1HB

**Price Guide £450,000**



GUIDE PRICE £450,000 - £475,000. CHAIN FREE. Set in the charming village of Cuxton, Rochester, this delightful semi-detached house, offers a perfect blend of character and is ready for you to put your stamp on. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family. One of the standout features of this property is the generous parking capacity and rear garden, accommodating up to seven vehicles, along with the added benefit of an additional garage. This is a rare find in a village location, ensuring that parking will never be a concern for you or your guests.

The large garden is a true highlight, offering a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The property is situated on a sought-after Bush Road, enhancing its appeal and desirability.

Being chain-free, this home presents a smooth transition for potential buyers, allowing for a quicker move-in process. If you are looking for a spacious family home in a picturesque village setting, this property on Bush Road is not to be missed. Embrace the opportunity to make this charming house your new home. Council Tax band D.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

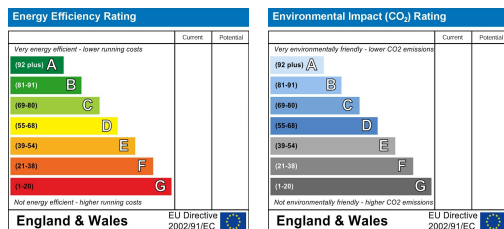
**Approximate total area<sup>(1)</sup>**  
819 ft<sup>2</sup>  
76 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: [justine@medwaymortgageshop.co.uk](mailto:justine@medwaymortgageshop.co.uk) <https://www.medwaymortgageshop.co.uk>