



45 Milton Avenue

Cliffe Woods Rochester ME3 8TX

Guide Price £400,000



GUIDE PRICE £400,000 - £425,000

Nestled in the charming village of Cliffe Woods, Rochester, this delightful three-bedroom house on Milton Avenue offers a perfect blend of comfort and modern living. Built in the 1960s, the property spans an impressive amount of square feet, providing ample space for families or those seeking a peaceful retreat. Upon entering, you are welcomed via the hallway into a beautiful lounge that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. There is also a convenient cloakroom situated on the ground floor. The heart of the home is undoubtedly the modern fitted kitchen breakfast room, which overlooks the well-maintained rear garden. This inviting space is perfect for enjoying family meals or casual breakfasts while enjoying views of the garden. The first floor comprises three generous bedrooms, each offering a tranquil haven for rest and rejuvenation. The family bathroom is conveniently located, ensuring that all essential amenities are easily accessible. Externally, the property boasts a lovely rear garden, primarily laid to lawn and enclosed by fencing, providing a safe and private area for children to play or for hosting summer gatherings. The front garden adds to the property's curb appeal, while a garage and driveway offer convenient off-road parking. Situated in a sought-after village location, Cliffe Woods is well-regarded for its community spirit and amenities, including its own nursery, infants, and junior school. This makes it an excellent choice for families looking to settle in a friendly neighbourhood. With a council tax band of C, this property presents an attractive opportunity for those seeking a family home in a desirable area. Do not miss the chance to make this charming house your new home.



Area Map



Floor Plans

Ground Floor

Approximate total area⁽¹⁾
966 ft²
89.7 m²

Reduced headroom
15 ft²
1.4 m²

Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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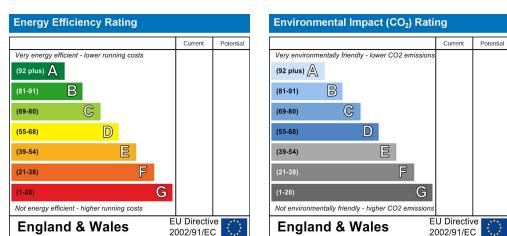
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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Energy Efficiency Graph



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