



7 Holmes Close

Rochester, Kent, ME3 8RY

GREENLEAF are delighted to introduce this well presented three bedroom semi-detached house to the market in sought-after High Halstow Rochester, with NO ONGOING CHAIN. Boasting a detached garage, off road parking and conservatory, this fantastic family home is ideally located on a generous corner plot in a quiet residential cul de sac, with further space for off road parking and in our opinion, potential for a substantial extension to the side of the property, subject to planning permission and new owners wishes.

The layout briefly consists of: Hallway giving access to WC, kitchen, stairs up to first floor, storage cupboard, and lounge/diner through to conservatory: The upstairs landing gives access to three double bedrooms, bathroom, and loft. To the rear, the spacious garden is mainly laid to lawn, with a range of established flowers, plant and shrubs, and boasts a patio area ideal for summer BBQs and entertaining.

Whilst ideally located on the sought-after Hoo peninsula near beautiful semi-rural countryside walks, the property is conveniently close to quality local schools and a commuter coach service running from High Halstow village. All A2/M2/M20 road links to London and coast are close by, whilst a wealth of further shopping, leisure amenities and schools can be found in nearby Hoo, Strood, and Rochester, with stations offering a fast train service to London. A short drive away, the historic Rochester High Street offers a diverse range of boutiques, cafes, restaurants and bars, Norman castle and famous cathedral. We recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £365,000

7 Holmes Close

Rochester, Kent, ME3 8RY



- SEMI-DETACHED THREE BEDROOM HOUSE
- CONSERVATORY
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD
- SHORT DRIVE TO STROOD AND ROCHESTER STATIONS WITH FAST TRAINS TO LONDON
- GARAGE AND OFF ROAD PARKING
- OPEN-PLAN LOUNGE-DINER
- SEMI-RURAL LOCATION CLOSE TO VILLAGE AND LOCAL SCHOOLS
- NO ONGOING CHAIN
- POTENTIAL TO EXTEND TO SIDE SUBJECT TO USUAL PERMISSIONS
- CLOSE TO A2/M2/M20 ROAD LINKS

Hallway

11'5" x 2'11" (3.5m x 0.9m)

With laminate flooring and neutral decor, access to WC, kitchen, lounge/diner, large storage cupboard, and stairs up to first floor.

WC

6'2" x 2'7" (1.9m x 0.8m)

Useful downstairs WC and basin, window to front of house, neutral decor and wood-effect vinyl flooring.

Kitchen

9'0" x 8'2" (2.75m x 2.5m)

Open doorway into kitchen, with range of wood-effect cupboards to wall and floor with contrasting marble-effect worktops, white tiled splashbacks with decorative feature tiles, integrated gas hob and oven, fridge-freezer and washing machine to stay, space for dishwasher, large window to front of house offering plenty of natural light.

Lounge/Diner

16'4" x 15'5" (5.0m x 4.7m)

Good size open-plan light room with plenty of space for table and chairs, sofas and furniture, neutral decor with dado rail and laminate flooring, feature electric fireplace (not tested), window to rear, sliding doors into conservatory from here.

Conservatory

13'7" x 9'10" (4.15m x 3.0m)

Good size conservatory with dwarf wall and double doors out to garden, fitted blinds, cream tiled flooring, lovely room to sit and enjoy the garden, potential for use as dining room subject to new owners wishes.

Landing

6'10" x 2'7" (2.1m x 0.8m)

With neutral decor and carpet, access to three double bedrooms, bathroom, and loft. (Loft is

partially boarded, has light and ladder, combi boiler is also housed here.)

Bedroom One

15'5" x 9'10" (4.7m x 3.0m)

Good size double bedroom with built-in wardrobes to one wall, neutral carpet and decor with feature wall, two windows to rear of property.

Bedroom Two

10'9" x 7'10" (3.3m x 2.4m)

Double bedroom with built-in storage cupboard, neutral carpet and decor, window to front of house.

Bedroom Three

10'2" x 7'6" (3.1m x 2.3m)

Double bedroom with neutral carpet and decor, window to front of house.

Bathroom

6'6" x 5'6" (2.0m x 1.7m)

With white suite consisting of bath with shower over, WC and basin, partial white wall tiles with decorative border, window to side of house, wood-effect vinyl flooring and neutral decor.

Garden

Attractive lawn garden with good range of established flowers, plants and shrubs, fully fenced and private with patio area also for summer BBQs, pathway between house and garage leads to gated access to front.

Garage

16'8" x 8'2" (5.1m x 2.5m)

Brick built garage with up and over door, side access door from garden, power and light and further storage potential in pitched roof.

Front of House

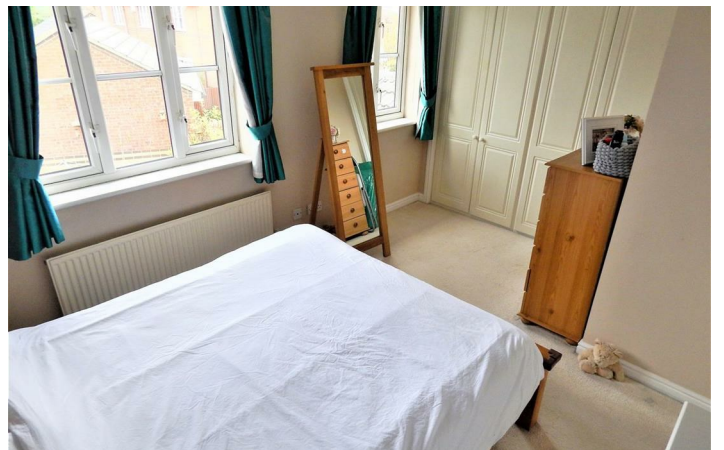
Modern style three bedroom semi-detached house on a generous corner plot with good

potential to extend, (subject to planning permissions), gated access to rear, garage and off road parking to side, front garden areas, further off road parking space also!

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

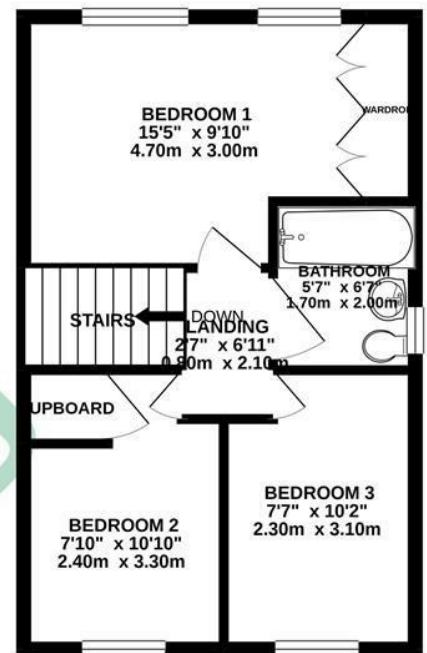
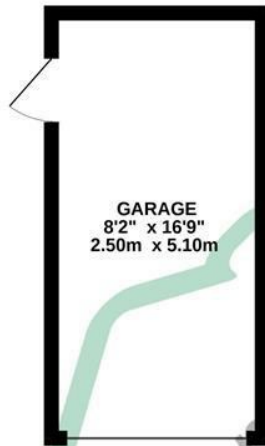
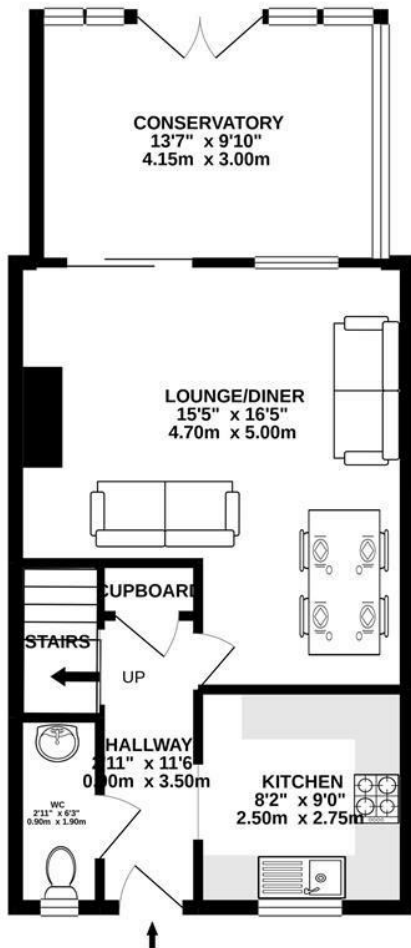
Tel: 01634730672





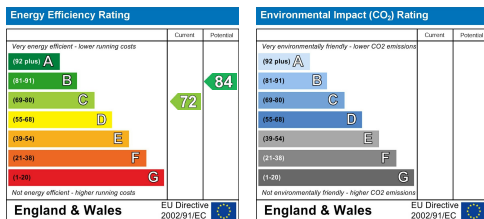
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.