



Two Bedroom Semi-Detached Bungalow  
Martins Close, Rochester, Kent, ME3 7HE

£425,000  
Freehold



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### Description

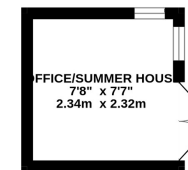
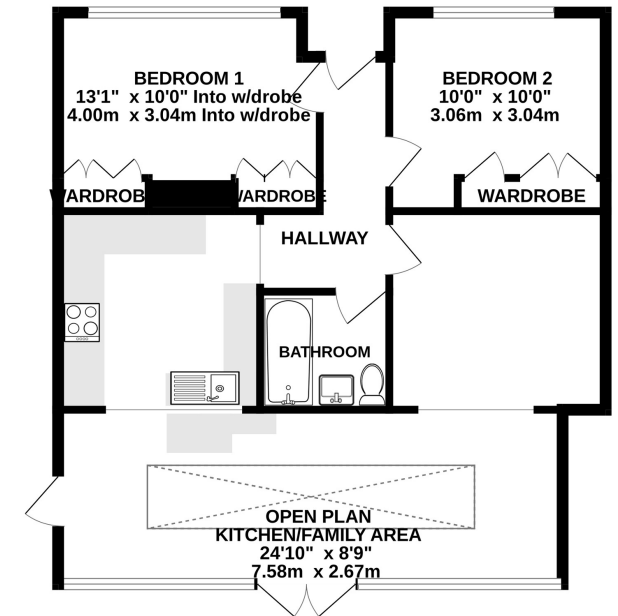
Immaculately presented two double bedroom semi-detached bungalow. If you have been looking to move to a quiet rural location, this property won't disappoint. Internally the property comprises of; entrance hallway, two double bedrooms to the front of the property, family bathroom, kitchen, lounge and conservatory across the entire rear of the property, the lounge and kitchen area are both open plan into the conservatory giving it a really modern twist, to this post war bungalow. Currently the conservatory is used as a snug and dining area backing to the rear garden and with far reaching views over fields. Added benefits to note include parking for 1-2 cars, side access to the rear garden and a summer house currently used as a home office. The existing owner has lived at the property since 2019 and has made substantial improvements that include but are not restricted to; a new kitchen, new bathroom and a new conservatory giving it a complete new lease of life and creating a contemporary feel to the property. The spacious conservatory provides an excellent space to entertain and create new memories. If this style of property and location have always been on your wish list, look no further as this property will tick most, if not all your boxes. Contact our sales team in Rainham to arrange a viewing and avoid disappointment.

### Key Features

- Two double bedroom semi-detached bungalow
- Parking for 1 - 2 cars
- Highly sought after rural location
- Contemporary decor throughout
- Open plan living accommodation
- Access to M2 and A2 within a short drive away
- Ideal for countryside walks
- Easy to maintain rear garden measuring approximately 12.0m x 11.8m

### Local Area

Higham is the perfect semi-rural village location and is ideally located for you to make the most of all that it has to offer. It is well placed for the famous Gads Hill Independent School, one of the best in the country and the highly rated Higham Primary School. There are plenty of green open spaces, drinking and dining establishments



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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.  
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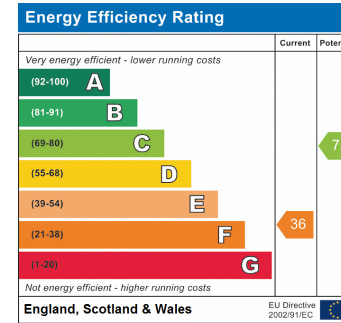
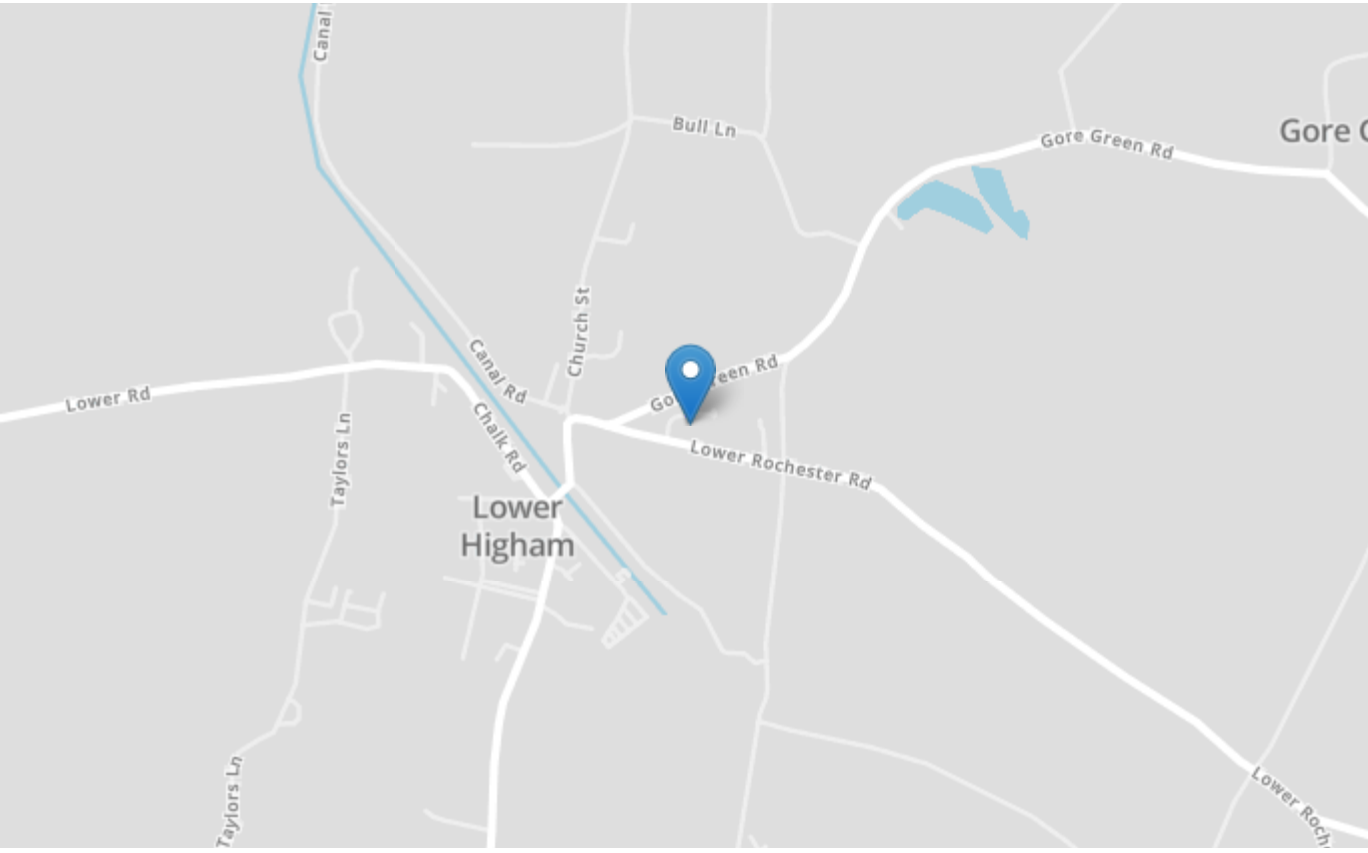






## Property Location

Martins Close, Rochester, Kent, ME3 7HE



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Gravesham
<b>Council Tax</b>	Band C

## haus Estate Agents

26, London Road

Gillingham

Kent

ME8 6YX

Tel: 01634 848883 Email:

hello@hausestateagents.co.uk

### Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.