



Three Bedroom Semi-Detached House  
Harold Road, Rochester, Kent, ME2 1EE

£330,000  
Freehold

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## Description

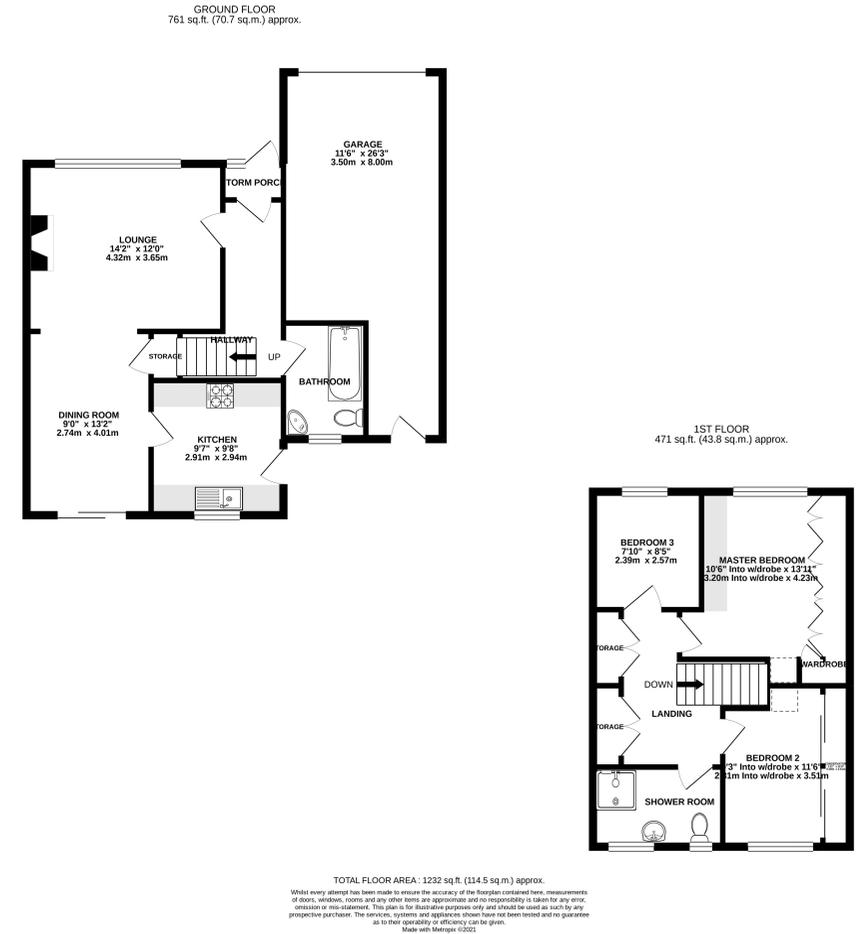
This three bedroom semi detached home, is set in a quiet cul-de-sac within the sought after location of Cuxton. It benefits from direct links to both the M2 and M20 motorways, which in turn service London and the South Coast. This property would benefit from some improvement but will most certainly make a lovely family home after having placed your own personal, creative stamp on it. On entering, you have the entrance hall which leads to an L-shaped lounge/diner and a downstairs bathroom. The kitchen is accessed directly off of the lounge/diner. Upstairs there are three good size bedrooms with fitted wardrobes to the double rooms. It also has the benefit of a wet room. To the rear there is a tiered garden with a patio, lawn area and convenient access to a good size garage. To the front, there is a lawn and driveway. This really is an opportunity not to be missed, please call the Greyfox Sales Team for further details.

## Key Features

- No onward chain
- Three bedroom semi detached
- Lounge / diner
- Two bathrooms (one bathroom and one wet room)
- Convenient access to M2 / M20
- Cuxton location with stunning views of the wider Medway Valley
- Garden measuring approximately 48' x 32'
- Garage (with automatic electric door) and driveway

## Local Area

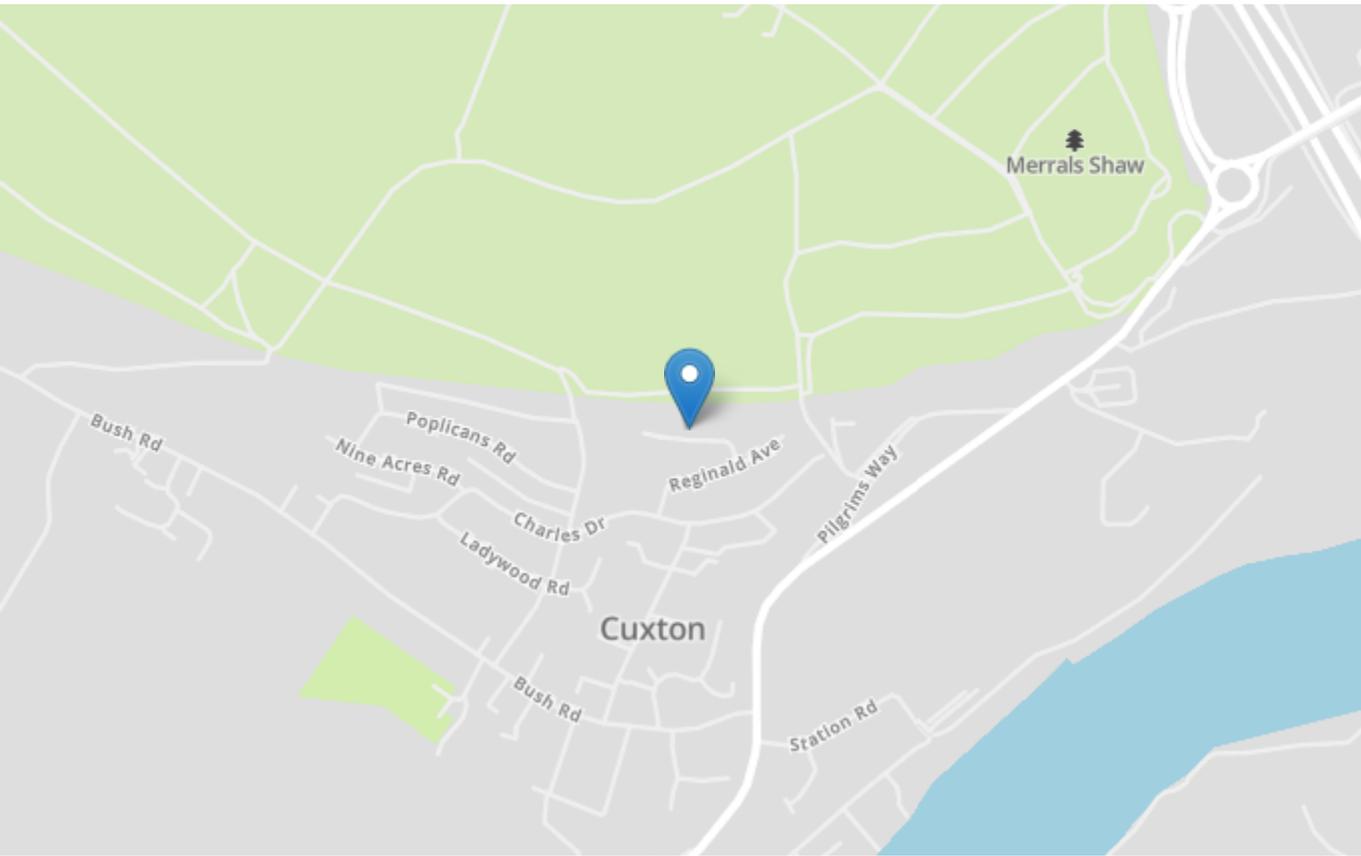
Cuxton is a village within the unitary authority of Medway, Kent. It lies adjacent to the River Medway in the North Downs. It is served by the A228 which conveniently links both the M2 & M20 motorways and Cuxton railway station on the Medway Valley Line between Strood and Maidstone. Ebbsfleet and Ebbsfleet International stations are only a 15 minute drive away offering journey times into London of just over 20 minutes and to Brussels, Belgium in a little under 2 hours.





## Property Location

Harold Road, Rochester, Kent, ME2 1EE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>	72	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC 

<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>	Medway
<b>Council Tax</b>	Band D

### Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

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