

## Guide price £450,000 Dillywood Fields, Rochester, Kent, ME3 8EY















A very well presented four bedroom townhouse in a Fantastic Rural Location situated in a Private Gated Community.

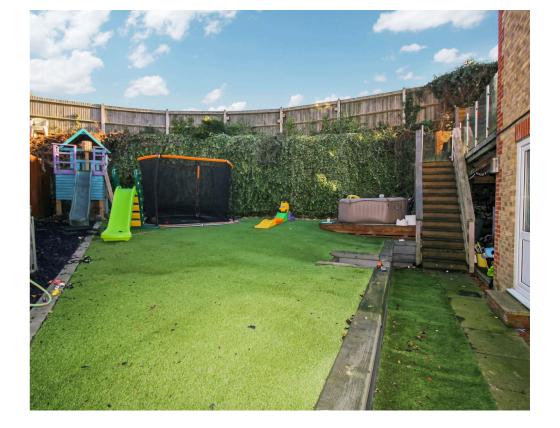
On the ground floor there is a Wc, large utility room with access to the playroom & garage as well as the large garden. On the first floor you have a fantastic sized lounge with a Juliette balcony, the lounge leads through to a well sized kitchen/diner that is fully fitted with integrated appliances and has access to the sunny decked garden.

On the second floor you will find Bedrooms 2, 3 & 4 which are all double bedrooms, also on this floor is the family bathroom. The third floor is Solely for the Master Bedroom with en-suite, Offering Stunning Countryside Views and a Walk in Wardrobe off the landing Other benefits found in this property are; Plenty of storage, ground floor cloakroom and utility room, allocated parking and an under deck space.

This rural location is perfect for peaceful countryside walks for all of the family. There is easy access to the M2 and the A228 that leads to the M20, whilst the mainline Strood rail station has regular trains to London. If you enjoy eating out then Dockside Outlet Centre is a short drive away with a choice of restaurants including an Italian, Mexican and Chinese or maybe watch the latest flick at the Odeon cinema. There are several picturesque villages within short journey times. Whilst Rochester is just down the road, with its host of pubs, bars and restaurants as well as the historic Castle and Cathedral.

Management fee approx: £60pcm

Call today to arrange your appointment to view









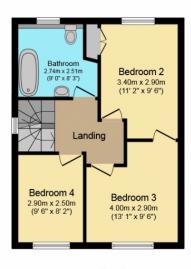
**Ground Floor** 

Floor area 36.6 sq.m. (394 sq.ft.) approx



**First Floor** 

Floor area 41.3 sq.m. (445 sq.ft.) approx



**Second Floor** 

Floor area 41.3 sq.m. (445 sq.ft.) approx



**Third Floor** 

Floor area 24.9 sq.m. (268 sq.ft.) approx

Total floor area 144.2 sq.m. (1,552 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproductive complexity.











