



Kingshill Drive | Hoo, Rochester, ME3 9JW



Guide Price £375,000-£400,000

Freehold

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## Kingshill Drive, Hoo

We are pleased to bring to the market this well presented, and extended three double bedroom home. Available with no onward chain, and located in an elevated position, with views over the river.

### Property Features

- Council Tax: C
- EPC Rating: D
- No chain
- Extended
- Driveway
- Landscaped rear garden
- 1209 Square feet
- Lounge/diner
- Village location





## Interior

**Open plan Lounge/Dining area** 5.13m x 6.55m (16'10" x 21'6")  
Double glazed French doors to rear, leading on to rear garden,  
Feature fireplace with coal effect electric fan heater.

**Ground floor w/c** 0.84m x 1.63m (2'9" x 5'4") Tiled flooring,  
radiator, sink basin with tap, low level w/c, double glazed window to  
front.

**Kitchen** 3.28m x 3.68m (10'9" x 12'1") Tiled flooring, double glazed  
window to front, double glazed door to side, five burner gas hob with  
extractor fan, integrated AEG eye level oven combination  
microwave, integrated washing machine, dish washer & fridge  
freezer, wall to base units with roll over work surface, sink drainer  
with tap.

**Bedroom One** 5.2m x 4.27m (17'1" x 14') Carpet, double glazed  
window to rear, radiator, walk through dressing area.

**Bedroom Two** 3.3m x 3.28m (10'10" x 10'9") Carpet, double glazed  
window to side, radiator, fitted wardrobes.

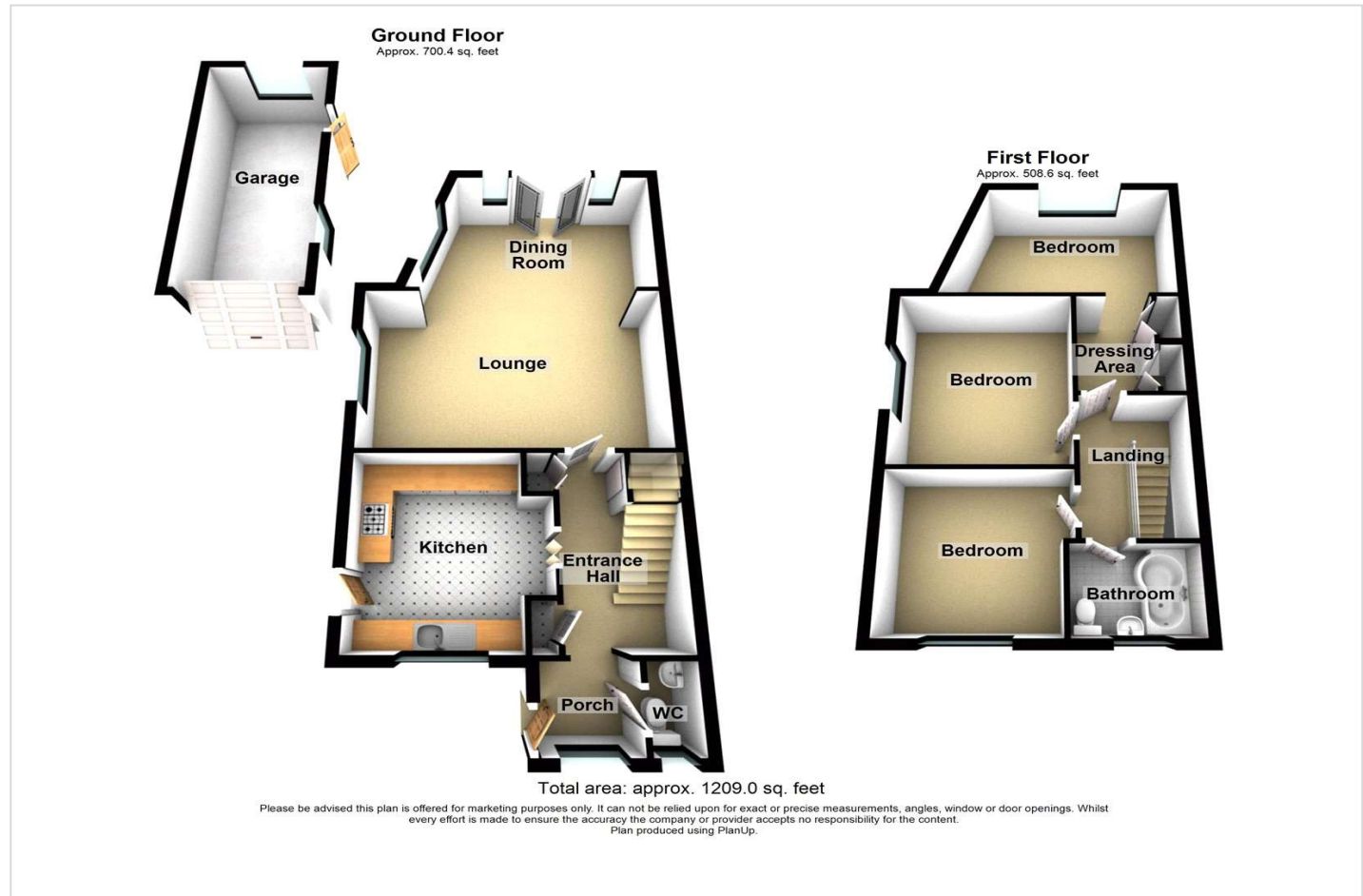
**Bedroom Three** 3.45m x 3.05m (11'4" x 10') Carpet, double glazed  
window to front, radiator, fitted wardrobes.

**Bathroom** 2.08m x 1.8m (6'10" x 5'11") Tiled flooring, double glazed  
window to front, radiator, panelled bath with shower over, sink basin  
with mixer tap.

## Exterior

**Rear garden** Landscaped garden benefitting from 2 separate patio  
areas, a lawn, and a small ornate pond with waterfall. Two large  
sheds to the rear, both with power supply

**Garage** Up and over door.

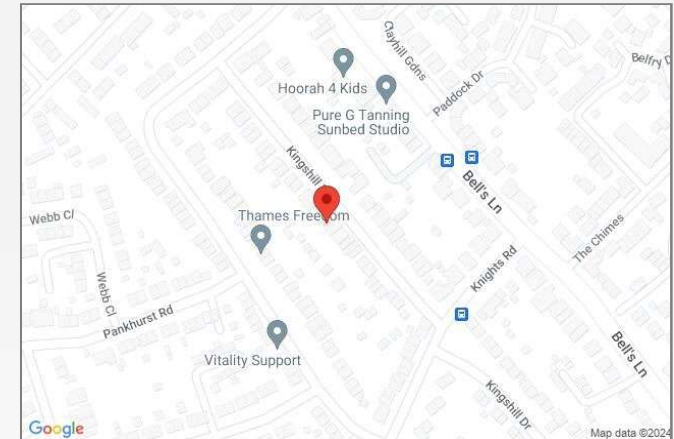






## Property Location

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## Additional Information

Hoo St Werburgh, commonly known as Hoo, is a large village and civil parish in the Medway district of Kent. It is one of several villages on the Hoo Peninsula which does include Chattenden.

Hoo Village Hall & Jubilee Hall are located on Pottery Road Recreation Ground. Hoo Village Hall & Jubilee Hall are run as a charitable trust by a management committee. Hoo does have a number of schools including Hoo Primary school and The hundred of Hoo academy.

## Key facts for buyer



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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