



 3  
Bedrooms

 1  
Bathroom



Set in a very quiet cul-de-sac near Cuxton Marina this 3 double bedroom semi will make the perfect home for a busy family.

With a driveway for 4 cars at the front plus a garage en bloc complete with power and a security system you'll have plenty of parking. As you step through into the porch and then into the living room you'll immediately notice the attention to detail, the house has been recently redecorated and had a state of the art fan installed as well as a bespoke entertainment centre, perfect for movie nights and football matches. The living room then leads through the the downstairs wc, to the dining room/kitchen and then to the conservatory.

From the conservatory you can step down onto the patio'd rear garden and enjoy the views of the Marina, river and the downs.

The current owner has also completely remodelled the layout upstairs to create 3 double bedrooms whilst also allowing light to flood through. As you reach the landing you have the family bathroom to the left and the master bedroom to the front. This bedroom has the most amazing view, has led lighting hidden in the ceiling and benefits from a dressing station at the far end of the room. To the front there is a second doubled bedroom almost the same size as the master bedroom and the last double which is still an impressive size.

As well as being remodelled and redecorated this property benefits from many Smart features such as a Nest thermostat, state of the art alarm system, WiFi bulbs and Cat 5 sockets in every room.


This is a property you will not want to miss!

Hillcrest Drive is located well for both the M2 and M20 for easy access to the M25. Rail connections are provided at the nearby Cuxton railway station.

For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of visit.

Call today to arrange your appointment to view



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



Address: 10 Hillcrest Drive, Cuxton, ROCHESTER, Kent, ME2 1A

