



37 Barnaby Terrace

• Rochester

Price: £475,000





37, Barnaby Terrace, ME1 2LL  
£475,000

- THREE BEDROOM DETACHED HOME
- DRIVEWAY FOR SEVERAL VEHICLES
- GARAGE
- SAUNA, SUN ROOM & OFFICE ROOM TO REAR
- UTILITY ROOM
- UNDERFLOOR HEATING IN LOUNGE/KITCHEN/DINER
- VERISURE HOME ALARM SYSTEM
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: AWAITED

An impressive and beautifully presented three bedroom detached home offering a perfect blend of comfort and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen is complemented by bifold doors and a roof lantern that seamlessly connects the indoor and outdoor spaces, allowing for an abundance of natural light and a lovely view of the garden.

The house boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space. The bathroom is thoughtfully designed, ensuring convenience for all residents. Additionally, the property features a utility room, providing practical storage and laundry solutions.

For those with vehicles, the property offers parking for up to four vehicles, including a garage and a driveway, ensuring that parking is never a concern. A unique highlight of this home is the sauna, perfect for unwinding after a long day.

Furthermore, the inclusion of a dedicated office space makes this property particularly appealing for those who work from home or require a quiet area for study.

In summary, this detached house on Barnaby Terrace is a wonderful opportunity for anyone looking to enjoy a spacious and well-equipped home in a desirable location. With its modern amenities and thoughtful design, it is sure to meet the needs of a variety of buyers.

EPC Rating: Awaited

PLEASE NOTE:

\*\*\*Planning Permission has been obtained however the works have not been signed off by building control\*\*\*

**Porch**  
5'9" x 2'11" (1.76m x 0.90m)

**Entrance Hall**  
8'9" x 6'4" (2.69m x 1.94m)

**Lounge**  
10'8" x 14'11" (3.27m x 4.57m)

**Dining Area**  
20'6" x 10'4" (6.26m x 3.17m)

**Kitchen**  
7'8" x 10'6" (2.34m x 3.21m)

**Utility Room**  
9'1" x 10'2" (2.78m x 3.10m)

**Landing**  
6'8" x 9'7" (2.05m x 2.94m )

**Bedroom 1**  
10'9" x 12'3" (3.29m x 3.75m)

**Bedroom 2**  
9'3" x 11'8" (2.83m x 3.58m)

**Bedroom 3**  
7'8" x 9'1" (2.35m x 2.78m)

**Bathroom**  
5'4" x 6'2" (1.64m x 1.90m)

**Loft Room**  
20'8" x 19'9" (widest points) (6.32m x 6.04m (widest points))

**Sauna**  
5'8" x 8'5" (1.75m x 2.58m)



**Sun Room**  
13'10" x 9'0" (4.23m x 2.76m)

**Office**  
7'5" x 12'2" (2.28m x 3.72m)

**Outside WC**  
3'9" x 5'10" (1.16m x 1.78m)

**Driveway**

**Garage**  
8'9" x 23'3" (widest points) (2.68m x 7.10m (widest points))

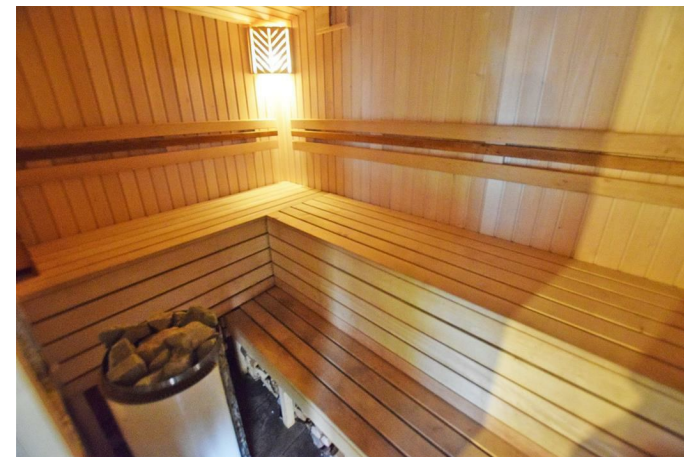
**Garden**

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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### Important Notice

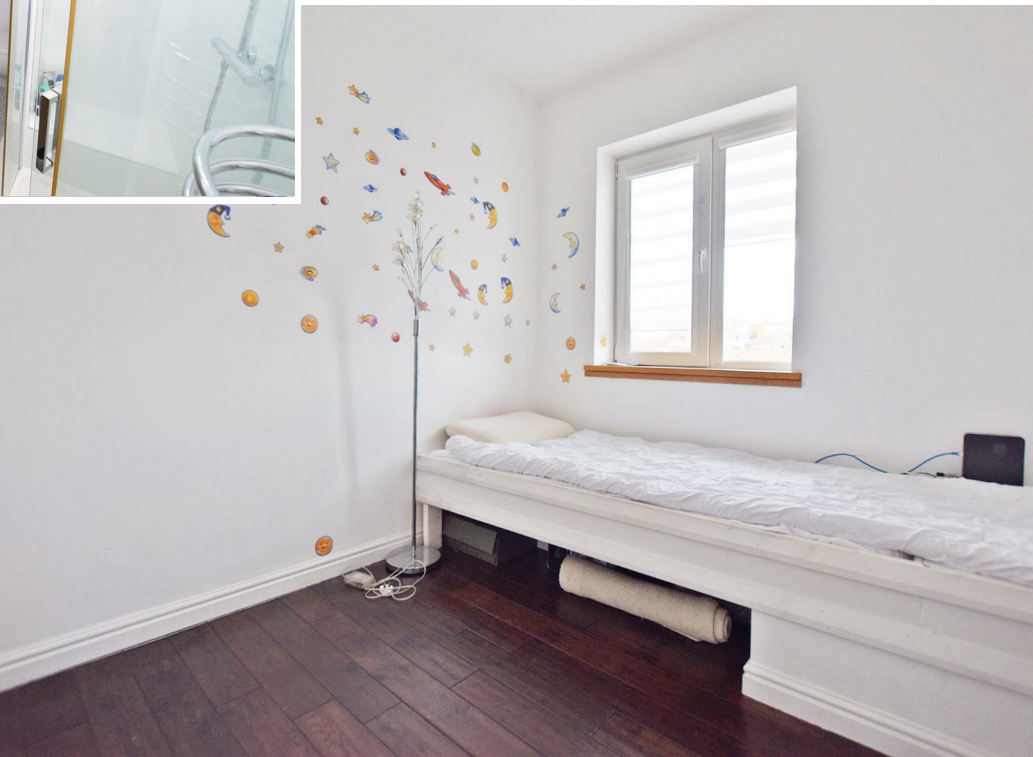
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### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.





GROUND FLOOR  
1038 sq.ft. (255.4 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1944 sq.ft. (180.6 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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