



60 Orion Road

Rochester ME1 2UH

Offers Around £335,000

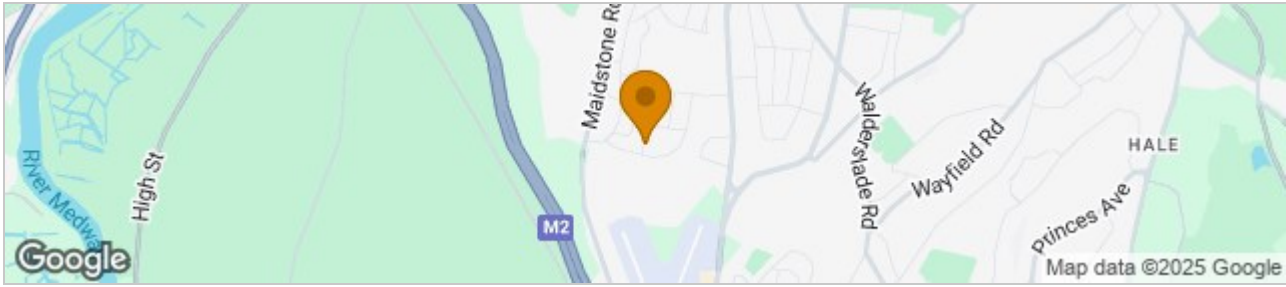


Nestled in the desirable area of Rochester, Orion Road presents a charming end-terrace house that boasts a deceptively spacious layout, perfect for families or those seeking extra room. Built in the 1960s, this property spans an impressive amount of square feet and is ideally located near sought-after grammar schools for both boys and girls, making it an excellent choice for families prioritising education. Upon entering, you are greeted by a versatile entrance, a room that has been cleverly utilised as a utility space. The stylish kitchen breakfast room is perfect for casual dining, while the cloakroom adds convenience to the ground floor. The lounge offers a comfortable area for relaxation, and the adjoining conservatory floods the space with natural light, creating a warm and inviting atmosphere. The first floor features three generous bedrooms, each providing ample space for rest and relaxation. A contemporary bathroom completes this level, ensuring modern comforts are met. A significant highlight of this property is the converted loft room, accessible via a space saver staircase, which offers versatile usage options, whether as an office, playground, or additional storage.

Externally, the front of the property is situated on a peaceful walkway, overlooking a green space, providing a tranquil setting. The rear garden is artificially lawned for ease of maintenance, making it ideal for those with a busy lifestyle. Additionally, the property includes a detached garage and a driveway with parking for one vehicle, enhancing its practicality. With a council tax band of C and a wealth of amenities nearby, this property is not only a delightful home but also a smart investment in a thriving community. Don't miss the opportunity to make this charming house your new home.



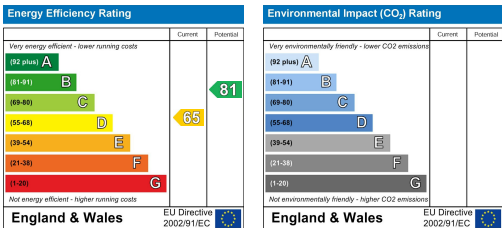
Area Map



Floor Plans

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area¹⁾ 1361 ft² 126.6 m²</p> <p>Reduced headroom 107 ft² 9.9 m²</p>
<p>Floor 2 Building 1</p>	<p>Ground Floor Building 2</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

Energy Efficiency Graph



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