



## 37 Langdon Road

Rochester, ME1 1UN

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented bay-fronted period house to the market, in the highly sought-after "Bishops Square" location of Rochester, ME1. Boasting three double bedrooms over four versatile floors, original character features throughout, an impressive lawn garden and decked entertaining area, spacious kitchen/breakfast room complete with island, separate lounge and dining room, and a stylish bathroom with separate bath and shower, this lovely family home is simply ready to move into and enjoy. There is also potential to extend further to the rear, subject to usual permissions and new owners wishes.

The layout briefly comprises of: Front door into spacious lounge, open doorway into inner hallway giving access to the large bathroom, stairs down to lower ground floor, and up to the first floor; The lower ground floor comprises of a good size dining room with open doorway to the kitchen/breakfast room with island, and doorway out to the spacious garden with storage cupboard and former outside WC directly behind this room; The first floor landing gives access to double bedrooms one and two, and stairs up to the double bedroom three/loft room.

Located a short walk to the highly regarded King's and St Andrews private schools, grammar school options are also a walk away. The nearby historic Dickensian High Street offers a selection of bars, boutiques, cafes, restaurants, annual Dickens festival, famous cathedral and Norman castle, and station with fast trains to London St Pancras. All A2/M2/M20 road links are a short drive away. Interest is sure to be strong in this ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £415,000

# 37 Langdon Road

## Rochester, ME1 1UN



- MID-TERRACE BAY-FRONTED PERIOD HOUSE OVER FOUR FLOORS
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN-BREAKFAST ROOM WITH ISLAND
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, BARS, CAFES, CASTLE AND CATHEDRAL
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- BEAUTIFULLY PRESENTED WITH ORIGINAL CHARACTER FEATURES THROUGHOUT
- VERSATILE AND SPACIOUS / THREE BEDROOMS
- WALK TO STATION WITH 35 MINUTE FAST SERVICES TO LONDON
- SOUGHT-AFTER BISHOPS SQUARE LOCATION
- GOOD SIZE GARDEN
- CLOSE TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

### Lounge

12'7" (into bay) x 10'5" (3.85m (into bay) x 3.2m)

Spacious room with bay-window to front, original feature fireplace and surround, neutral decor with feature wall and engineered oak flooring.

### Inner Hallway

12'7" x 5'10" (3.85m x 1.8m)

With neutral decor and engineered oak flooring continued, access into bathroom from here, and stairs down to lower ground floor, and up to first floor.

### Bathroom

11'3" x 6'10" (3.45m x 2.1m)

Impressive bathroom consisting of free-standing claw-foot bath, separate shower with white metro wall tiles and inset shelves, WC, feature basin, attractive vinyl flooring with neutral decor, stylish feature radiator, window to rear, cupboard housing boiler. A great place to start and finish your day.

### Kitchen/Breakfast Room

13'3" x 12'1" (4.05m x 3.7m)

Stairs from the ground floor lead down open-plan into the lovely kitchen/breakfast room with good range of neutral wall and floor cupboards, large range-style gas hob, recently re-varnished wooden worktops, stylish butler sink with white metro-tile splashbacks, white walls, island with space for stalls, space for washing machine and dishwasher, fridge-freezer to stay, window and door out to rear garden.

### Dining Room

12'7" (into bay) x 10'0" (3.85m (into bay) x 3.05m)

With engineered oak flooring and neutral decor, good size dining room with bay-window to front, cupboard housing meters, plenty of space for large dining table and chairs.

### First Floor Landing

9'6" x 5'8" (2.9m x 1.75m)

With wood flooring and neutral decor, giving access to bedrooms one and two, and door to stairs up to the loft room/bedroom three.

### Bedroom One

12'7" x 10'5" (3.85m x 3.2m)

Double bedroom with neutral carpet and decor with feature wall, large storage wardrobe, coving, window to front of property.

### Bedroom Two

12'7" x 7'2" (3.85m x 2.2m)

Double bedroom with neutral carpet and decor, window to rear.

### Loft Room/Bedroom Three

13'7" x 11'5" (4.15m x 3.5m)

Access via stairs/doorway from first-floor landing, further great size double bedroom with neutral carpet and decor, storage cupboard, Velux window to rear of room.

### Garden

Directly to the rear of the kitchen is a storage cupboard, and former WC, offering the potential for further extension and addition of downstairs

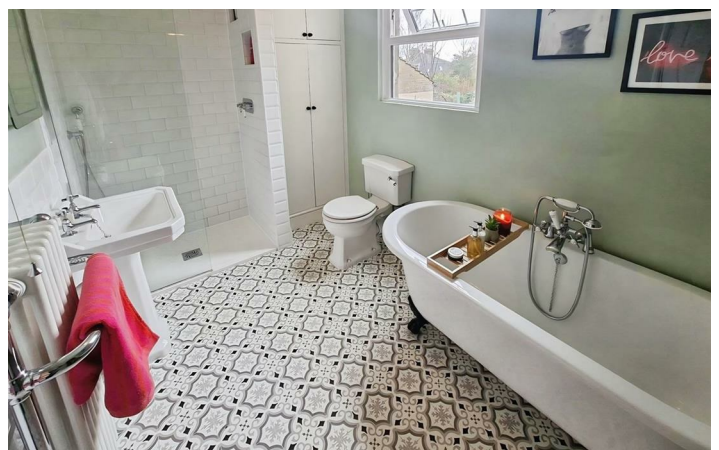
WC/cloakroom and kitchen extension, subject to new owners wishes and usual permissions. There is a good size hard standing area with a few steps up to a patio, leading on to the large lawn garden leading to a decked area, perfect for outside dining and entertaining. All fully fenced and private, a surprisingly great size established rear garden for all the family.

### Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

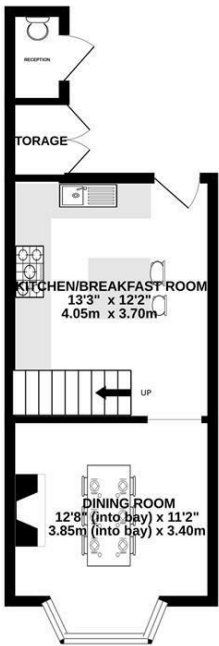
### Agents Note 2

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

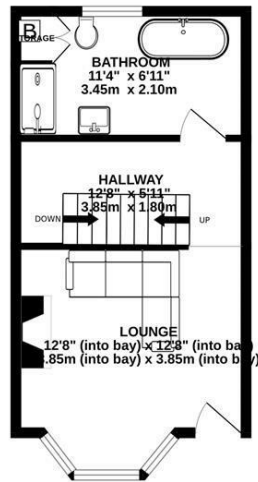




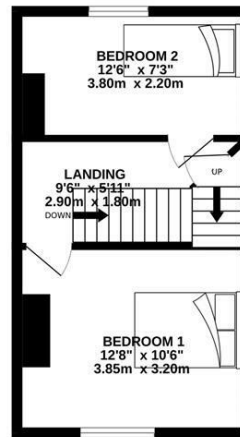
LOWER GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



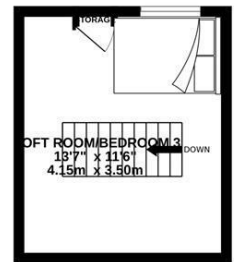
GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



2ND FLOOR  
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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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>78</b>	<b>55</b>
England & Wales	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	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.