



5 Leeward Road

Rochester, ME1 2NE

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious, much loved and well presented semi-detached house to the market, for the first time in approximately 40 years! Available with NO ONWARD CHAIN, and located within walking distance of highly regarded schools for all age groups, this lovely family home boasts a large kitchen/diner, separate good size lounge, impressive conservatory with pitched glass roof, three generous bedrooms and an upstairs family bathroom. Further benefits include block-paved off road parking for two cars, a spacious patio, and a beautifully established lawn garden complete with built-in fishpond and outbuilding. The property has also benefitted from a recent roof refurbishment, including insulation, ridge-tiles and chimney. Properties of this calibre and location with no chain are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Hallway giving access to kitchen/diner through to conservatory, lounge which is also open-plan to kitchen/diner, and stairs up to first floor; The upstairs landing gives access to three good size bedrooms and bathroom. The generous patio and garden can be accessed from the conservatory, and via a gate to the side of the property.

Located in a quiet residential road yet close to all local amenities, the station with fast trains to London is a walk away, as is the historic High Street with its range of restaurants, bars, boutiques, castle, cathedral and riverside walks. All A2/M2/M20 road links are nearby, and highly regarded schools for all age groups (including Crest Infant Schools at the end of the road), are a walk away.

Price Guide £350,000

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Rochester, ME1 2NE



- WELL PRESENTED SEMI-DETACHED HOUSE IN ME1 ROCHESTER
- SPACIOUS CONSERVATORY WITH PITCHED ROOF
- WALK TO HIGHLY REGARDED SCHOOLS AND ALL LOCAL AMENITIES
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS
- BLOCK-PAVED OFF ROAD PARKING
- CLOSE TO HISTORIC HIGH STREET AND STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- IMPRESSIVE OPEN-PLAN KITCHEN/DINER AND SEPARATE LOUNGE
- GREAT SIZE GARDEN WITH FEATURE FISHPOND AND OUTBUILDING WITH POTENTIAL
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND BUS STOPS

Hallway

13'3" x 6'0" (4.05m x 1.85m)

With laminate flooring and attractive neutral decor with feature light, spacious hallway giving access to the lounge and kitchen/diner, and stairs up to first floor with plenty of storage space underneath.

Lounge

15'1" x 12'3" (4.6m x 3.75m)

Good size lounge with neutral carpet and decor with feature wall, feature fireplace and surround, large window to front of house providing lots of natural light, open plan to rear of room into kitchen/diner.

Kitchen/Diner

21'3" x 9'2" (6.5m x 2.8m)

Fantastic open-plan space for all the family, with a good selection of neutral wooden cupboards to wall and floor with contrasting worktops and white splashback tiles, neutral tiled flooring and decor with two feature lights, a breakfast bar separates the kitchen and dining areas, open-plan doorway into lounge, and sliding patio doors into the conservatory.

Conservatory

12'11" x 11'9" (3.95m x 3.6m)

Impressive size conservatory with thermally efficient pitched glass roof with feature pendant light, opening windows all round, laminate flooring with dwarf wall, feature vertical radiator and light, double patio doors out to garden, a great place to relax and unwind.

Landing

7'6" x 6'10" (2.3m x 2.1m)

Spacious landing with neutral carpet and decor, window to side, access to three bedrooms, bathroom, and loft.

Bedroom One

14'5" x 12'3" (4.4m x 3.75m)

Good size double bedroom with window to front, laminate flooring and neutral decor, fan light, wardrobes possibly to stay, further built-in storage cupboard.

Bedroom Two

14'5" x 8'4" (4.4m x 2.55m)

Another generous double bedroom with neutral carpet and decor with feature wall and fan light, built-in cupboard and range of built-in wardrobes and storage, window to rear with far reaching views.

Bedroom Three

9'8" x 7'6" (2.95m x 2.3m)

Good size single bedroom with window to front of property, laminate flooring and neutral decor, feature coving and downlighters.

Bathroom

9'8" x 7'6" (2.95m x 2.3m)

With white suite consisting of bath with shower over, basin and WC, downlighters, neutral wall tiles with decorative border tiles, vertical chrome radiator, attractive vinyl floor tiles, window to rear.

Outbuilding

12'5" x 4'7" (3.8m x 1.4m)

Useful outbuilding currently used for storage, potential for a variety of uses subject to new owners wishes and usual permissions.

Garden

A large paved patio area leads to the good size lawn garden with apple tree and central pathway, all fully fenced and private, access to outbuilding, leading down to a further large hard-standing BBQ area with space for shed/greenhouse, and a good sized raised fish pond with pergola and pump-house to side. A beautiful space for all the family.

Off Road Parking

With convenient block-paved off road parking for 2/3 cars, side access to rear of property, covered front door into house.

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

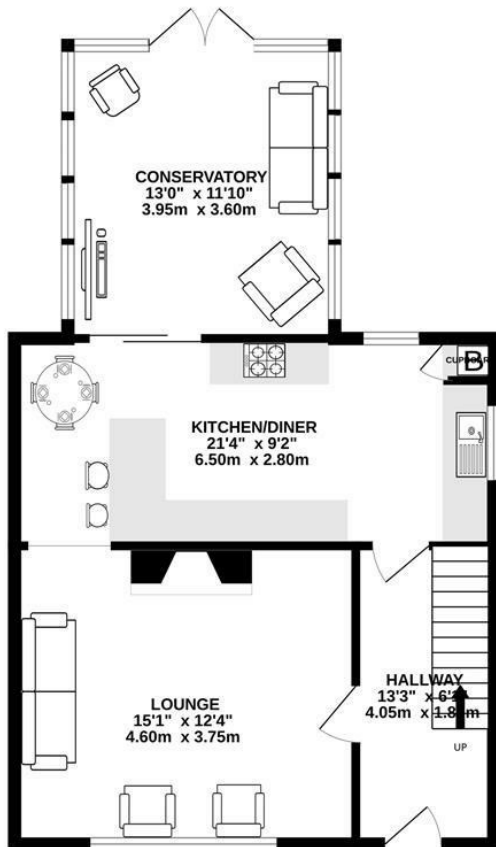
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Tel: 01634730672

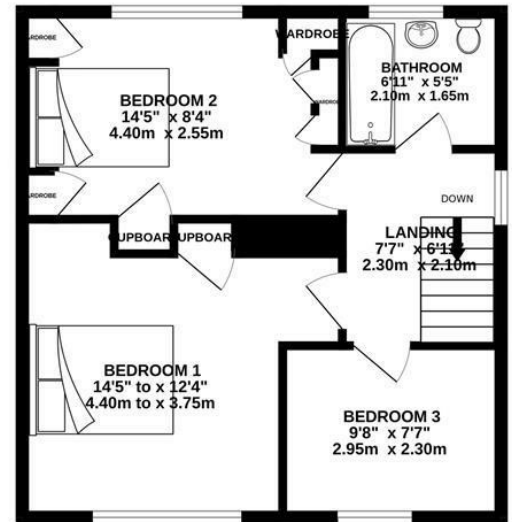




GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

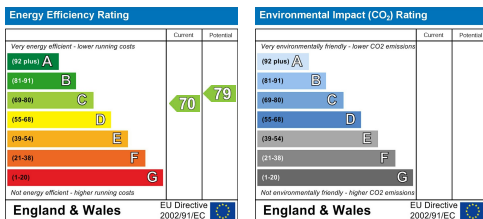


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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