Greenleaf
Sales • Lettings • Mortgages

30 Hill Road

Rochester, ME1 3NN

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented four bedroom semi detached house to the market, in sought-after Rochester ME1, which must be viewed internally to appreciate all that's on offer! The current owners have maintained this beautiful family home to a high standard throughout, including updated kitchen and bathrooms, electric vehicle charging point, and quite simply the property is ready to move into and enjoy! Further benefits include block-paved off road parking for several vehicles, a 7.82 x 2.71 garage/workshop, and a stunning rear garden in excess of 100ft.

The layout briefly consists of: Entrance porch, cloakroom W/C, entrance hall, lounge, fitted kitchen and conservatory/dining area; On the first floor there are two double bedrooms with the master having an en-suite shower room W/C, and a further family bathroom W/C; To the second floor you will find two further bedrooms.

The nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with riverside views, walks, and Priestfields Park a short walk away. Rochester train station provides a 35 minute fast service to London, and all A2//M2/M20 road links are nearby. With highly regarded local schools within walking distance and a property ready to move into and enjoy, we recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band C. EPC Rating C.

Offers In The Region Of £525,000

30 Hill Road

Rochester, ME1 3NN

4 2 2 C

- IMMACULATELY PRESENTED SEMI-DETACHED FAMILY HOME
- CONSERVATORY/DINING ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES WITH EV CHARGING POINT
- COUNCIL TAX BAND C / FREEHOLD
- FOUR BEDROOMS
- A GOOD SIZE REAR GARDEN WITH PATIO AREA
- SOUGHT-AFTER RESIDENTIAL LOCATION
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- 7.82M X 2.71M GARAGE/WORKSHOP
- EPC GRADE C

Entrance Porch

Cloakroom W/C

5'5" x 2'9" (1.66 x 0.84)

Entrance Hall

Lounge

23'7" x 12'1" (7.21 x 3.7)

Kitchen

11'4" x 8'0" (3.46 x 2.45)

Conservatory/Dining Area

16'0" x 14'9" (4.89 x 4.51)

First Floor Landing

Stairs to second floor.

Bedroom

12'2" x 12'0" (3.73 x 3.67)

Ensuite Shower Room W/C

5'8" x 5'4" (1.73 x 1.64)

Bedroom

11'4" x 9'11" (3.47 x 3.03)

Bathroom W/C

7'11" x 6'4" (2.43 x 1.95)

Second Floor

Bedroom

13'6" x 11'3" (4.14 x 3.45)

Bedroom

9'8" x 6'2" (2.96 x 1.9)

Rear Garden

In excess of 100ft.

Garage/Workshop

25'7" x 8'10" (7.82 x 2.71)

Off Road Parking

For several vehicles.

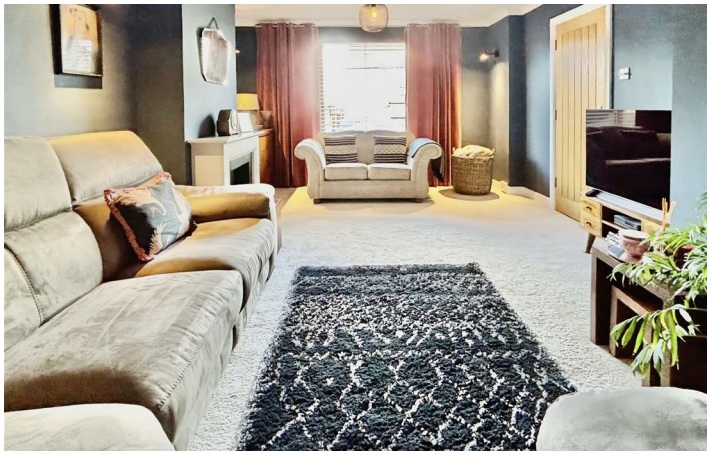
Agents Note

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 in this specification 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 to prospective buyers only, 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.

Agents Note

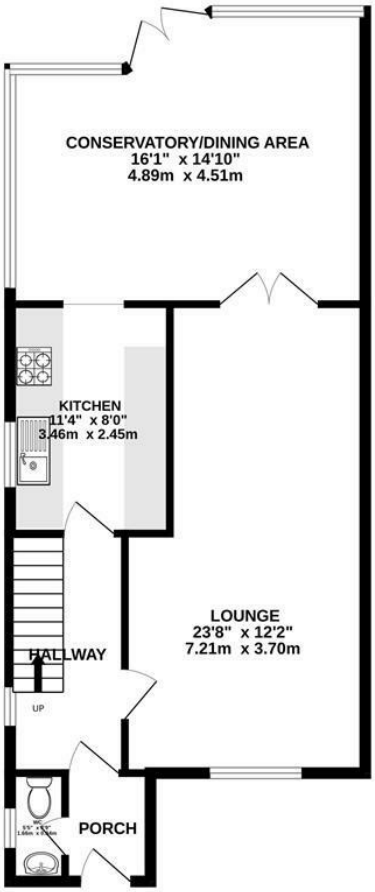
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Tel: 01634730672

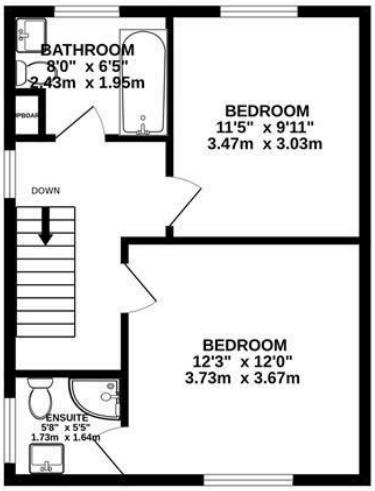


Greenleaf
Sales • Lettings • Mortgages

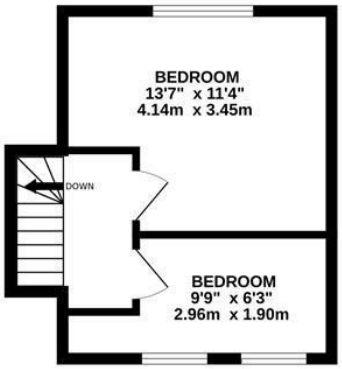
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

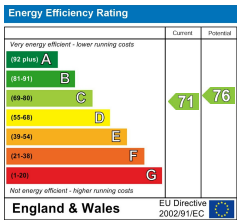


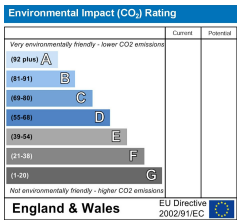
2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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.
Made with Metropix ©2026





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk