

29 Leaman Close

Rochester, ME3 8EZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented and perfectly formed mid-terrace house, in the highly sought-after High Halstow location of Rochester, ME3. Tucked away peacefully in a quiet cul de sac and set in the middle of a row of three properties, this ideal first-time buyer home boasts a well appointed kitchen, a light and bright lounge/diner, two double bedrooms with fitted wardrobes, an upstairs bathroom, a good size garden and patio with rear access, and a separate garage with off road parking to the front for up to three cars. This impressive family home is simply ready to move into and enjoy, and further benefits from a complete short onward chain above, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Hallway giving access to the kitchen and lounge/diner with patio doors out to the lovely patio and garden; The upstairs landing gives access to two double bedrooms, the bathroom, and loft. The garage is to the side of the row of the three properties, with ample off road parking for up to three cars, there are also further parking options in the Close.

Whilst ideally located on the sought-after Hoo peninsula near beautiful semi-rural countryside walks, the property is conveniently close to highly regarded local schools and a commuter coach service running from High Halstow village. All A2/M2/M20 road links to London and coast are close by, whilst a wealth of further shopping, leisure amenities and schools can be found in nearby Hoo, Strood, and Rochester, with stations offering a fast train service to London. A short drive away, the historic Rochester High Street offers a diverse range of boutiques, cafes, restaurants and bars, Norman castle and famous cathedral.

Price Guide £290,000

29 Leaman Close

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- BEAUTIFULLY PRESENTED "FIRST-TIME BUYER" HOUSE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES / STYLISH KITCHEN AND BATHROOM
- MID-TERRACE IN ROW OF THREE
- GARAGE AND OFF ROAD PARKING FOR THREE CARS
- AVAILABLE WITH COMPLETE CHAIN ABOVE
- GENEROUS GARDENS TO FRONT AND REAR
- CLOSE TO VILLAGE AND ALL LOCAL AMENITIES
- SHORT DRIVE TO STATIONS WITH FAST TRAINS TO LONDON AND ALL A2/M2/M20 ROAD LINKS
- HIGHLY SOUGHT-AFTER SEMI-RURAL LOCATION IN QUIET CLOSE
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD

Hallway

10'5" x 6'0" to 4'1" (3.20m x 1.85m to 1.25m)
Attractive light hallway with tasteful tiled flooring and neutral decor, dado rail, stairs up to first floor, open doorways to kitchen and lounge.

Kitchen

10'5" x 6'8" to 5'4" (3.20m x 2.05m to 1.65m)
Lovely space with window/fitted blinds to front of property, black gloss floor units with contrasting white gloss wall cupboards both with chrome fixtures and fittings, extensive butchers block work tops, black and white splashback tiles, plumbing for washing machine, large hob with feature extractor fan, drinks cooler, integral fridge-freezer, and downlighters.

Lounge/Diner

14'3" x 11'11" (4.35m x 3.65m)
With attractive laminate wood flooring and neutral decor, patio doors out to garden providing lots of natural light, plenty of space for table and chairs and furniture.

Landing

6'0" x 5'1" (1.85m x 1.55m)
Giving access to two double bedrooms, bathroom and loft,(the loft is boarded, has a ladder and light, the combi boiler is located here).

Bedroom One

11'11" x 8'10" (3.65m x 2.7m)
Double bedroom with attractive neutral carpet and decor, built-in wardrobes to one wall, window to rear with fitted blinds.

Bedroom Two

11'11" x 9'10" (3.65m x 3.0m)
Double bedroom with window and fitted blinds to front of house, built-in airing cupboard and storage, built-in wardrobe with sliding mirror door.

Bathroom

6'4" x 5'4" (1.95m x 1.65m)
With white suite consisting of bath with shower attachment, WC and basin, vinyl flooring with partially tiled walls with decorative border tiles.

Garden

There is a compact front garden and pathway to the front door, whilst to the rear there is a great size south-facing patio and fully fenced lawn garden, with further paved area to the bottom with shed and gate, giving useful rear access if required.

Off Road Parking

Ample block-paved off road parking to front of garage for up to three cars.

Garage

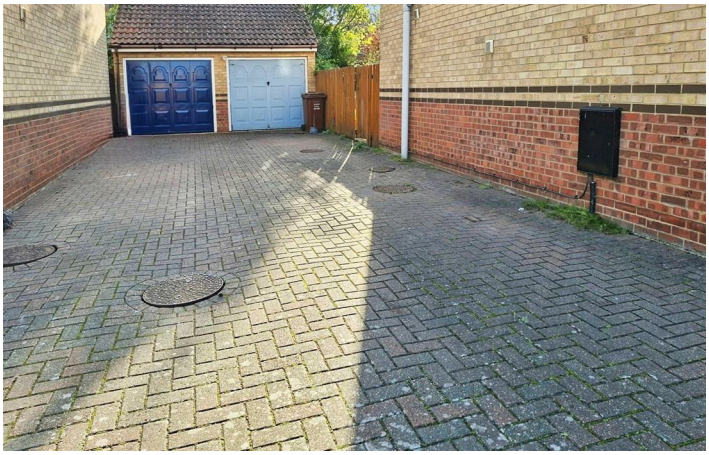
16'4" x 8'2" (5.0m x 2.5m)
Single garage in block of two with up and over door, power and light, pitched roof with potential for extra storage.

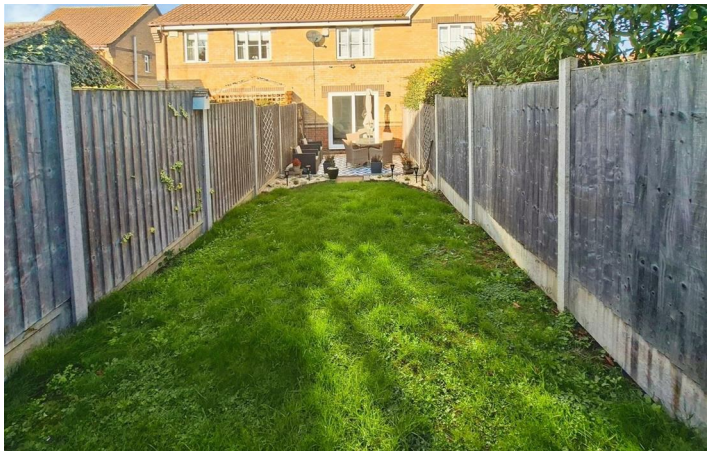
Agents Note 1

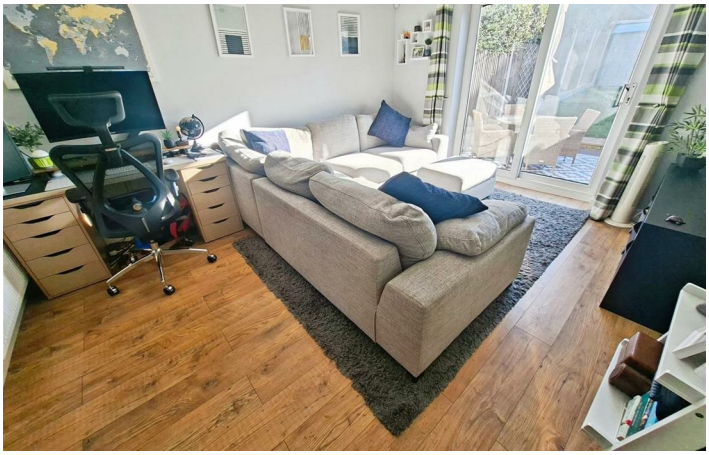
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Agents Note 2

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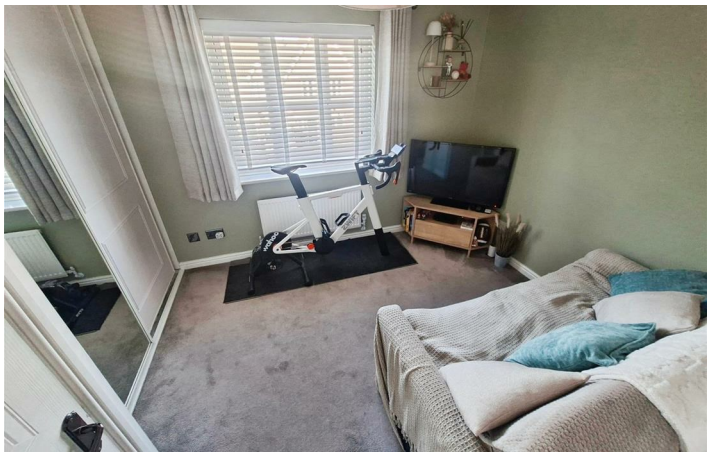












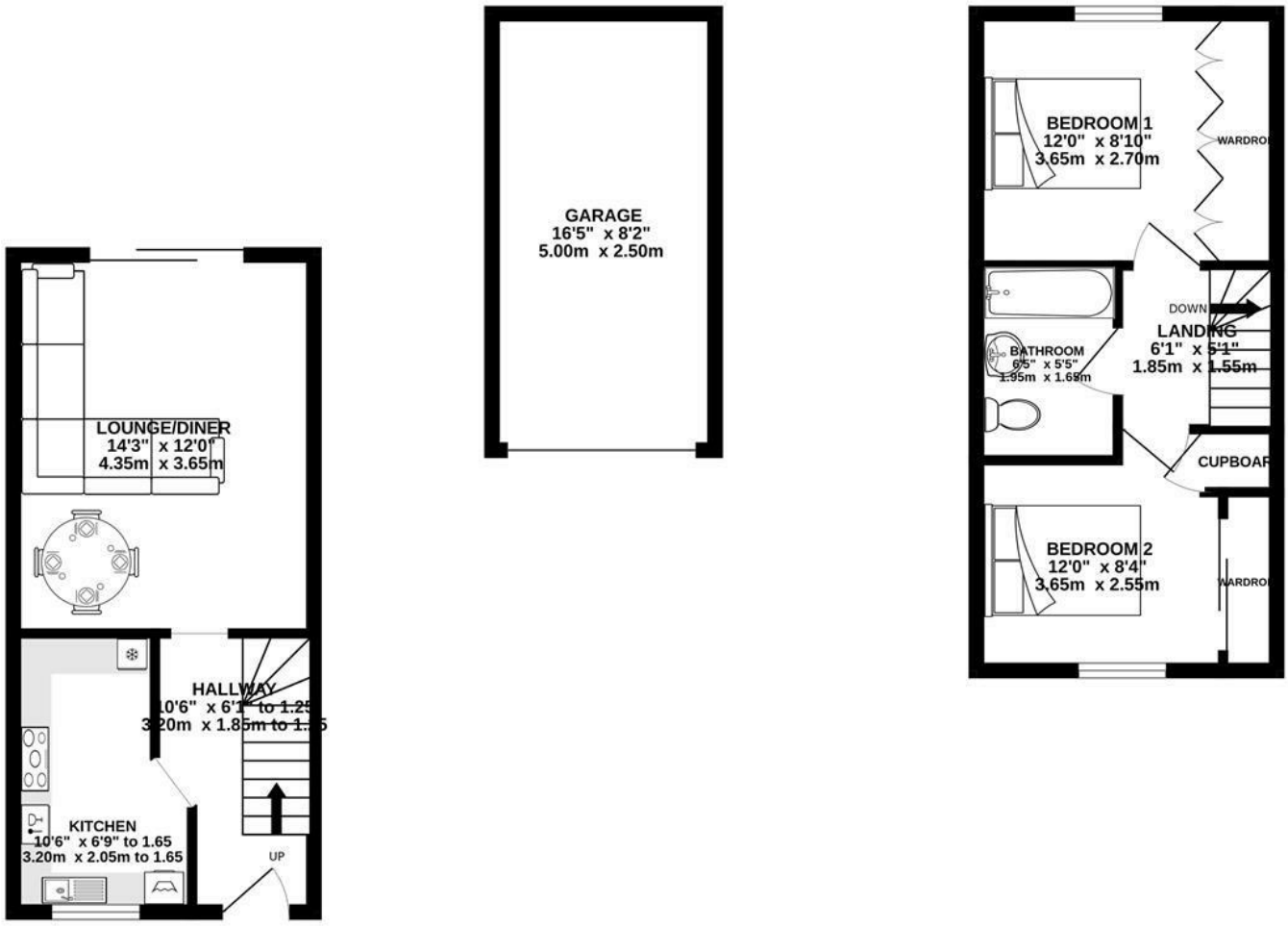




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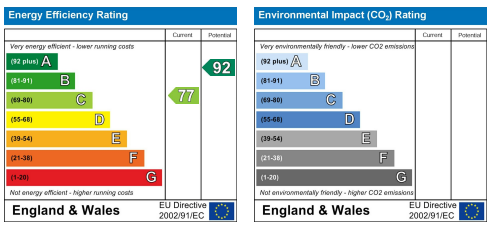
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk