



54 Mount Road

Rochester, Kent, ME1 3NH

GREENLEAF are delighted to introduce this well presented four bedroom bay-fronted detached house to the market, in sought-after Rochester ME1, and available with NO ONGOING CHAIN! Built approx 8 years ago with remaining warranty in place, this impressive family home boasts a stunning open-plan kitchen/diner complete with island, quartz worktops, and bi-folding doors onto a good size patio and garden with summerhouse. The property further benefits from block-paved off road parking, a separate lounge with bay window, en suite, study, utility, underfloor heating, solar panels, and a fantastic location within walking distance of quality local schools for all age groups.

The layout briefly consists of: Spacious hallway giving access to lounge, study, WC, kitchen/diner, utility and stairs up to first floor; Upstairs the spacious landing gives access to four bedrooms, en suite, and family bathroom.

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.

Price Guide £525,000

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- DETACHED HOUSE- EIGHT YEARS OLD WITH WARRANTY REMAINING
- OFF ROAD PARKING
- STUNNING OPEN-PLAN KITCHEN/DINER / SEPARATE LOUNGE
- CLOSE TO A2/M2/M20 ROAD LINKS AND TRAIN STATION WITH 35 FAST TRAINS TO LONDON
- FOUR BEDROOMS/ EN SUITE
- GOOD SIZE GARDEN WITH SUMMERHOUSE
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS
- BEAUTIFULLY PRESENTED WITH NO ONGOING CHAIN
- EPC GRADE B / COUNCIL TAX BAND / FREEHOLD
- CLOSE TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL, RESTAURANTS, BOUTIQUES AND BARS

Hallway

31'5" x 7'0" (9.6m x 2.15m)

Entrance hallway widens into a further inner hallway giving access to lounge, stairs up to first floor, study, WC, then kitchen/diner with access to utility. With grey laminate flooring and neutral decor, bright, light and spacious.

Lounge

14'5" (into bay) x 11'1" (4.4m (into bay) x 3.4m)

Cosy lounge with bay window to front of property, neutral carpet and decor.

Study

7'6" x 5'10" (2.3m x 1.8m)

Useful study area for office or homework, grey laminate flooring and neutral decor, storage cupboard to side for shoes and coats.

WC

7'6" x 3'7" (2.3m x 1.1m)

With white basin/vanity, WC, neutral decor and grey laminate flooring.

Utility Room

7'6" x 4'7" (2.3m x 1.4m)

Located off the kitchen area, useful utility room with window to side, modern gloss kitchen cupboards to wall and floor with granite worktop, chrome fixtures and fittings, plumbing for washing machine and dryer, quality boiler housed here also.

Kitchen/Diner

19'0" x 15'1" (5.8m x 4.6m)

Stunning open-plan kitchen/diner, light and spacious, grey laminate flooring and neutral decor continuing. The kitchen area, complete with good size island boasts a good range of grey gloss kitchen cupboards to wall and floor, with contrasting neutral granite worktops, integrated dishwasher, butler sink, hob and extractor. This area flows into the

dining area to rear with plenty of space for large table and chairs, window to side, downlighters throughout, and bi-folding doors accessing the patio to rear. A great living area for all the family.

Landing

23'11" x 5'10" (7.3m x 1.8m)

Spacious landing with neutral carpet and decor, attractive wooden banisters and balustrades, window to side, large built-in storage cupboard/wardrobe, access to four bedrooms, en suite and family bathroom.

Master Bedroom

15'1" x 8'6" (4.6m x 2.6m)

Spacious double bedroom with window to rear overlooking garden, neutral carpet and decor, access to en suite shower room.

En Suite

8'6" x 3'3" (2.6m x 1.0m)

With white WC and basin/vanity, shower with grey wall tiles, grey vinyl quality flooring, and downlighters.

Bedroom Two

15'1" x 9'6" (4.6m x 2.9m)

Good size double bedroom with two windows to front of house, neutral carpet and decor.

Bedroom Three

11'9" x 7'10" (3.6m x 2.4m)

Smaller double bedroom with window to side, neutral carpet and decor.

Bedroom Four

9'2" x 8'10" (2.8m x 2.7m)

Smaller double bedroom with neutral carpet and decor, window to side.

Bathroom

8'10" x 5'10" (2.7m x 1.8m)

With quality grey vinyl flooring, white basin/vanity, WC and bath with shower over, window to side, and downlighters.

Garden

Bi-fold doors from kitchen/diner lead onto a good size patio with Indian sandstone paving, gated size access to front, a few steps up to a spacious lawn area leading to summerhouse and further storage area to rear. Fully fenced and a blank canvas ready for creating a fantastic family garden.

Front of Property

Block-paved off road parking for two cars, covered front door into this bay-fronted modern property.

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.

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.

Tel: 01634730672

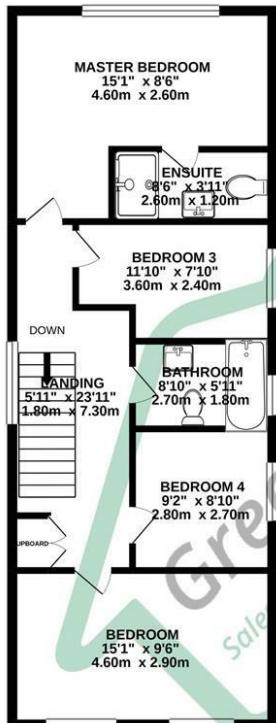
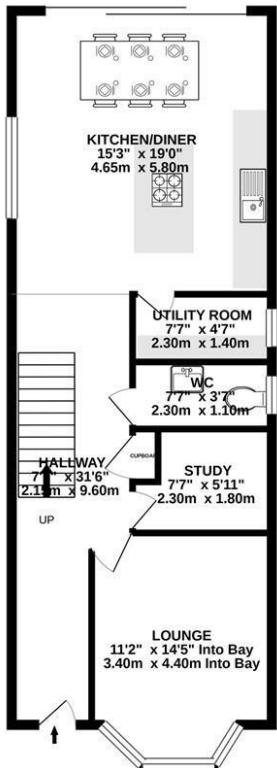




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

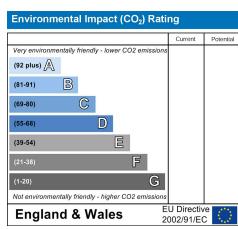
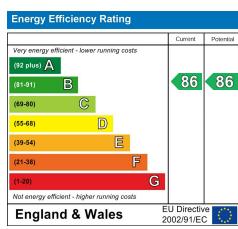
2ND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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