



## 60 City Way

Rochester, Kent, ME1 2AB

GREENLEAF PROPERTY SERVICES are delighted to introduce this imposing and beautifully presented architect-designed semi-detached Victorian house to the market, on sought-after City Way, Rochester. Boasting five bedrooms, two shower rooms, a stunning integrated kitchen/diner, separate reception room and lounge, this substantially extended family home is set over four spacious floors, and is available potentially with NO ONWARD CHAIN! Further benefits include a good size basement/utility area, integral garage and ample off road parking, a large landing with office space, good size lawn garden, a Juliette balcony to the master bedroom, and far reaching views to the front and rear of this exceptional property. Interest is sure to be strong in this spacious and versatile home within a walk of all amenities, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Hallway giving access to WC/cloakroom and storage cupboard, reception room open-plan to lounge, large kitchen/diner with stairs down to the basement, and up to the spacious first floor landing with ample office space; From here there is access to the master bedroom, bedrooms four, inner landing to bedroom five and shower room, and stairs up to the second floor, boasting two further double bedrooms with shower room in between.

Located within a walk of the historic Dickensian High Street with its range of popular restaurants, cafes, bars and boutiques, famous cathedral, Norman castle, and beautiful River Medway walks, the property is also enviably located opposite Jacksons Fields, and is within a walk of the highly regarded Kings and St Andrews private schools, and a short distance from Rochester's Grammar schools. The nearby station offers a 40 minute fast train service to London St Pancras, whilst all A2/M2/M20 road links to London and coast are a short drive away. We look forward to hearing from you soon.

Price Guide £625,000

# 60 City Way

## Rochester, Kent, ME1 2AB



- IMPOSING ARCHITECT-DESIGNED SEMI-DETACHED VICTORIAN HOUSE OVER FOUR FLOORS
- INTEGRAL GARAGE AND SPACIOUS BASEMENT AREA
- IMPRESSIVE SEPARATE LOUNGE AND RECEPTION ROOMS
- EPC GRADE D / COUNCIL TAX BAND E / FREEHOLD
- FIVE BEDROOMS / TWO SHOWER ROOMS / DOWNSTAIRS WC-CLOAKROOM
- POTENTIAL FOR NO ONWARD CHAIN!
- WALK TO HISTORIC HIGH STREET AND STATION WITH FAST TRAINS TO LONDON
- BEAUTIFULLY PRESENTED SPACIOUS AND CHARACTERFUL FAMILY HOME
- STUNNING KITCHEN/DINER WITH BEAUTIFUL VIEWS
- WALK TO HIGHLY REGARDED SCHOOLS AND CLOSE TO ALL A2/M2/M20 ROAD LINKS

### Hallway

18'4" x 5'10" (5.6m x 1.8m)

Light and spacious hallway with marble-effect tiled flooring, partially panelled white walls, downlighters, giving access to WC/cloakroom and large storage cupboard, reception room open-plan to the lounge, and impressive kitchen/diner with doorway down to basement area.

### WC/Cloakroom

5'8" x 3'9" (1.75m x 1.15m)

With white suite consisting of WC and basin, window to rear, downlighter, vertical chrome radiator, white walls with stylish marble-effect flooring and matching splashback.

### Reception Room

14'11" x 14'5" (4.55m x 4.4m)

Beautiful room with bay window to front, exposed floorboards, built-in book shelves and storage, partially panelled walls, open-plan to lounge to rear of property.

### Lounge

15'3" x 11'11" (4.65m x 3.65m)

Another good size room with built-in shelving, exposed floorboards and partially panelled walls continued, patio doors to the outside dining area.

### Kitchen/Diner

33'3" x 11'9" to 7'4" (10.15m x 3.6m to 2.25m)

Exceptional size kitchen/diner with wide range of white gloss kitchen cupboards to wall and floor providing lots of storage, sparkling granite worktops and splashbacks, Range-style gas hob and oven, built-in microwave, butler sink, exposed floorboards continued, downlighters, door and stairs down to basement area, windows to rear and both sides offering far reaching views across Rochester.

### Landing / Office Space

18'6" x 11'9" (5.65m x 3.6m)

Recently new staircase with chrome and glass balustrades leading up to the light and spacious landing area with window to side of the current office area, exposed floorboards and part-panelled white walls and downlighters. From here a striking glass framed doorway leads into the master bedroom, there is access to bedroom four, stairs lead up to second floor, and an inner landing leads to the family shower room and bedroom five.

### Master Bedroom

21'3" x 14'11" (6.5m x 4.55m)

Beautifully spacious and stylish master bedroom with exposed floorboards continued, partially-panelled white walls with feature wall, downlighters, large

window to front and separate double doors to Juliette balcony with further windows either-side providing lots of natural light into this beautiful room, with far reaching views across Jacksons Field and beyond.

### Bedroom Four

10'11" x 9'4" (3.35m x 2.85m)

Double bedroom with laminate wood flooring and white walls with dado rail, window to rear, built-in cupboard.

### Inner Landing

15'8" x 2'7" (4.8m x 0.8m)

Exposed floorboards and white walls continued, large window to side with fantastic far-reaching views, access to family shower room and bedroom five.

### Bedroom Five

11'7" x 8'0" (3.55m x 2.45m)

Double bedroom with laminate wood flooring and white walls, window to rear with far reaching views across Rochester.

### Shower Room

8'4" x 8'4" (2.55m x 2.55m)

Great size recently refurbished family shower room with white suite consisting of walk-in rainfall shower, double basin/vanity, WC, window to side, vertical chrome radiator, downlighters, "marble-effect" feature wall with contrasting porcelain floor tiles.

### Second Floor Landing

Compact landing giving access to two further double bedrooms and shower room.

### Bedroom Two

16'4" x 9'4" (5.0m x 2.85m)

Good size double bedroom with Velux window to front and window to rear offering far-reaching views, wood floor with partially panelled white walls.

### Bedroom Three

16'4" x 8'6" (5.0m x 2.6m)

Further good size double bedroom with window to side and rear with fitted blinds and lovely views, wood floor, part-panelled white walls.

### Shower Room

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

With white suite consisting of shower, basin/vanity and WC, Velux window with far reaching views, attractive grey wall tiles and contrasting marble-effect floor tiles.

### Basement Utility/Office Area

9'10" x 8'6" (3.0m x 2.6m)

Stairs from the kitchen lead down to this great size lower ground-floor with potential. With large storage area currently housing freezer, with exposed brick walls painted white, open doorway into a useful utility

area with plumbing for washing machine and dryer, boiler located here along with water tank, this space is also currently used as a further office. From here a doorway with window to side leads into the garage.

### Storage Area

14'1" x 8'6" (4.3m x 2.6m)

Useful further storage area.

### Garage and Off Road Parking

21'5" x 11'9" (6.55m x 3.6m)

Good size garage with electric door, power and light, door and window to rear into utility/office space, ample block-paved off road parking with double gates to side.

### Garden

A few steps from the off-road parking area lead down to the good size established lawn garden bordered by plants and shrubs, all fully fenced with far reaching views to the rear.

### 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

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Tel: 01634730672

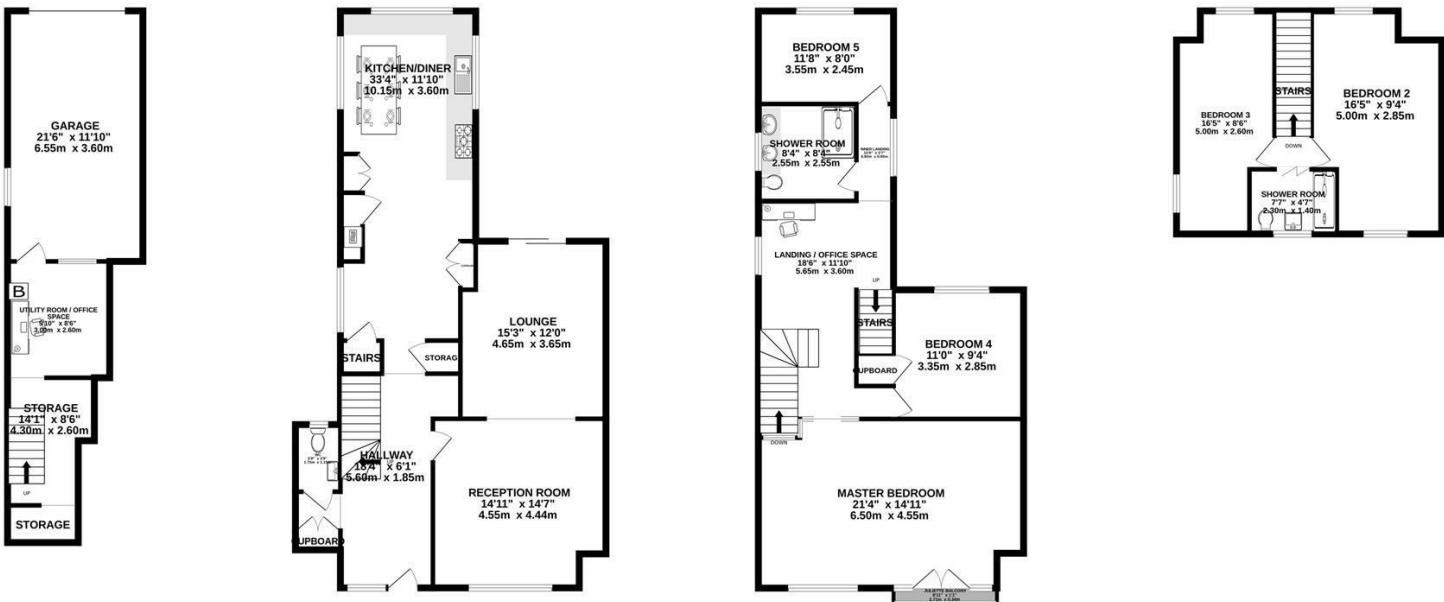


BASMENT  
432 sq ft (40.2 sq.m.) approx.

GROUND FLOOR  
948 sq ft (87.9 sq.m.) approx.

1ST FLOOR  
657 sq ft (60.0 sq.m.) approx.

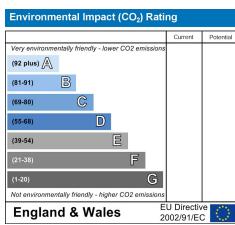
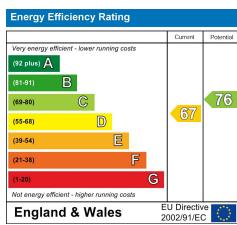
2ND FLOOR  
423 sq ft (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (247.0 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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