Greenleaf
Sales • Lettings • Mortgages



28 Mount Road

Rochester, ME1 3NQ

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended detached house in a sought-after location within Rochester ME1, a short walk to the highly regarded grammar schools. Boasting NO ONWARD CHAIN, and ready for immediate occupation, this property is as versatile as it is spacious, with the potential for five bedrooms (two on the ground-floor with en suite, and three on the first floor with further bathroom), a utility room with WC/downstairs cloakroom, a great size lounge/diner with log burner, and a good size established rear garden and patio. There is also ample off road parking, and the property has further benefitted from a recent redecoration inside and out. With highly regarded local grammar schools within walking distance and a spacious and versatile property ready to move into and enjoy, we recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Long Entrance hallway giving access to kitchen, utility, WC, two bedrooms and en suite, garden access, and lounge/diner with stairs up to the first floor landing; From here there is access to three further bedrooms and a 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 just a short walk away. Rochester train station provides a 35 minute fast service to London, and all A2//M2/M20 road links are nearby.

Price Guide £540,000

28 Mount Road

Rochester, ME1 3NQ

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- SUBSTANTIALLY EXTENDED DETACHED HOUSEn IN SOUGHT-AFTER LOCATION
- FIVE BEDROOMS / TWO BATHROOMS AND SEPARATE WC / UTILITY ROOM
- SPACIOUS LOUNGE/DINER
- NO ONWARD CHAIN!
- OFF ROAD PARKING AND GOOD SIZE PATIO AND GARDEN
- NEW BATHROOM AND CARPETS
- WALK TO HIGHLY REGARDED GRAMMAR SCHOOLS AND LOCAL AMENITIES
- SHORT DRIVE TO ALL A2/M2/M20 ROAD LINKS AND LEISURE AMENTIES
- CLOSE TO HISTORIC HIGH STREET AND STATIONS WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND E / FREEHOLD

Entrance Hall

With recently new carpet and white walls, long hallway giving access to lounge/diner via double doors to your left, ahead into kitchen, and to your right into the utility and WC out to garden, with two double bedrooms and en suite bathroom at the end! Subject to new owners wishes, these two bedrooms can of course be utilised as an office or dining room.

Lounge/Dining Room

26'7" x 15'5" (8.11 x 4.7)

Great size spacious and light room with wood flooring and freshly painted white walls, bay window to front, window to side, log burner, open-plan staircase up to first floor with further window underneath.

Kitchen

11'4" x 10'4" (3.47 x 3.17)

With good range of wooden wall and floor cupboards, contrasting granite-effect worktops with neutral splashback tiles, vinyl flooring and window to front, doorway from here into lounge/diner also.

Utility Room

9'2" x 6'4" (2.8 x 1.95)

Useful utility to side of existing kitchen with further range of wall and floor cupboards, worktop, space and plumbing for washing and dryer, vinyl flooring and white splashback tiles, door to side of house, and access into WC.

Cloakroom W/C

With WC and basin, boiler located here, window to side, neutral tiled flooring and splashback tiles.

Reception Room/Bedroom 4

15'1" x 10'10" (4.6 x 3.32)

Double bedroom or dining/reception room (subject to new owners wishes), wood flooring with white walls, double doors out to garden, window to front.

Bedroom Five

13'1" x 10'2" (3.99 x 3.12)

Double bedroom with neutral carpet and white walls, windows to front and side, built-in wardrobes, access to en suite bathroom

Ensuite Bathroom W/C

8'1" x 8'1" (2.47 x 2.47)

Good size room with corner bath, WC and basin, neutral flooring and wall tiles, window to side.

First Floor Landing

Spacious landing with new neutral carpet and decor, window to side, built-in cupboard and loft access.

Bedroom One

15'8" x 11'11" (4.8 x 3.65)

Good size double bedroom with laminate flooring and white walls, two windows to front, built-in wardrobes.

Bedroom Two

11'11" x 10'2" (3.65 x 3.1)

Double bedroom with laminate flooring and neutral decor, window to side.

Bedroom Three

10'11" x 8'1" (3.34 x 2.48)

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

Bathroom/Shower Room W/C

7'9" x 6'11" (2.38 x 2.11)

With white suite consisting of bath, separate shower, basin/vanity, and WC, vertical chrome radiator, wood-effect tiled flooring, white wall tiles with decorative border tiles.

Rear Garden

Good size decked patio and lawn garden with established shrubs and trees, storage shed, all fully fenced.

Off Road Parking

Ample off road parking to front and side, front garden offering potential for further parking subject to new owners wishes.

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.















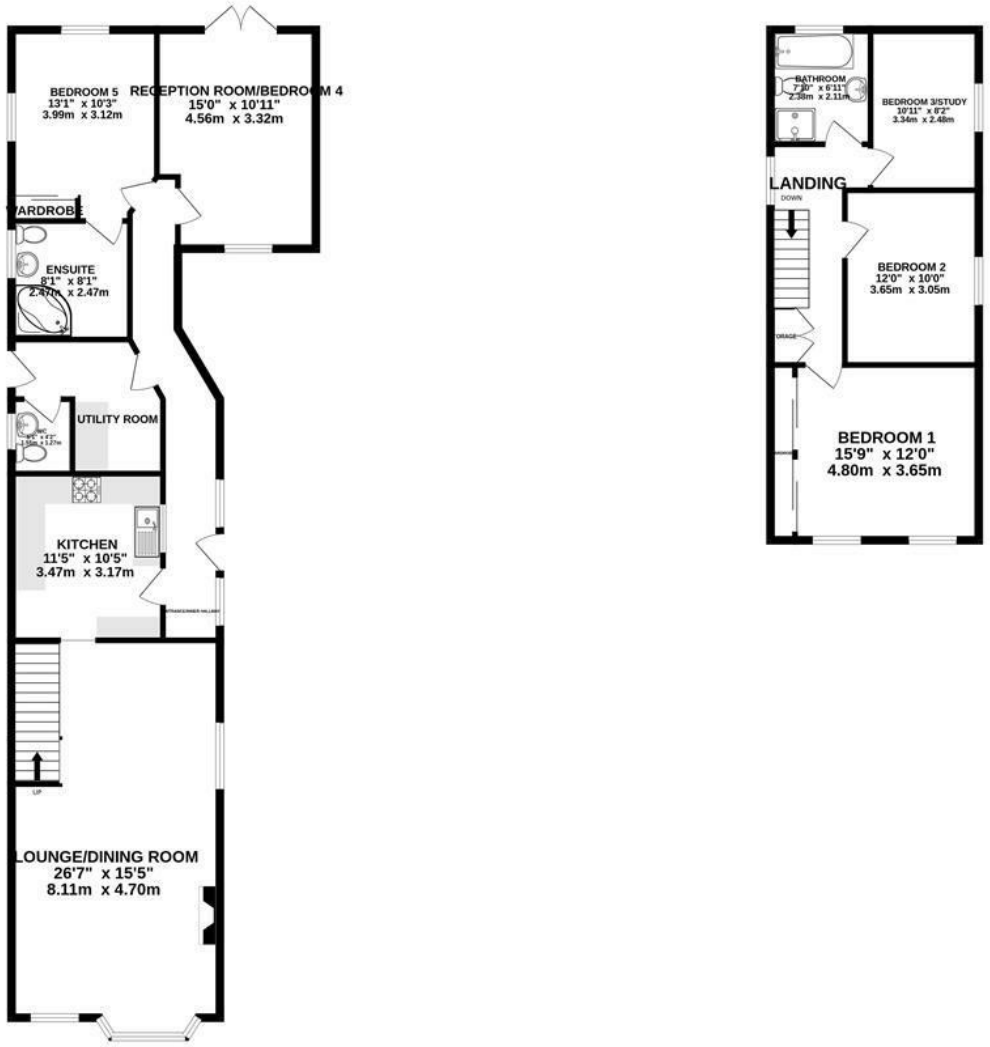


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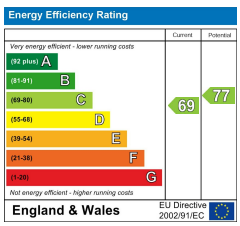
GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

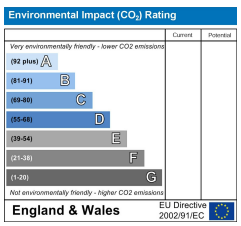
1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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