



## 76 Pattens Lane Rochester, ME1 2RB

Greenleaf are delighted to offer this large four bedroom family home to let in a highly sought after area in Rochester. Boasting many extras! Off road parking for two+ cars, a garage and huge gardens! Just redecorated throughout with new carpets. To the ground floor you will find a useful entrance porch, leading to the entrance hallway. Lounge with bay window overlooking the front garden, separate dining room with views through the lean-to to the rear garden. Fully fitted kitchen with ample storage, cooker, dishwasher and fridge\*. The rear garden is a large stretch of lawn with well established shrubs and fruit trees!

To the first floor are three generous sized double bedrooms and a single. The bathroom includes a corner bath and separate shower cubicle! Double glazed windows, gas central heating, driveway, garage and workshop! Close to highly regarded schools, Rochester Town Centre, Railway Station and other amenities. Available immediately. Call to arrange viewings now.

\* Appliances gifted to new occupiers.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

**£2,200 Per Month**

# 76 Pattens Lane

Rochester, ME1 2RB



- FANTASTIC 4 BEDROOM FAMILY HOME
- 2 RECEPTION ROOMS
- SOUGHT AFTER LOCATION IN ROCHESTER
- 5 WEEK DEPOSIT £2538.46 (RENT X12/52X5)
- BOASTING DRIVEWAY, GARAGE AND HUGE GARDENS!
- BATHROOM WITH A BATH AND SEPARATE SHOWER CUBICLE
- COUNCIL TAX BAND D
- JUST RE-DECORATED THROUGHOUT AND NEW CARPET
- WORKSHOP
- HOLDING DEPOSIT 1 WEEKS RENT £507.69 (RENTX12/52)

## Entrance Porch

Access via the driveway, door into porch then into property

## Entrance Hallway

13'7" x 5'10" (4.15 x 1.8)  
Newly painted, new carpet, access to stairs, lounge, dining room and kitchen

## Lounge

14'9" x 11'9" (4.5 x 3.6)  
Spacious room with new carpet, storage cupboard and bay window

## Dining Room

12'5" x 11'9" (3.8 x 3.6)  
Overlooks leanto and garden

## Kitchen

16'1" x 7'0" (4.91 x 2.15)  
A range of wall and base units, gifted appliances include fridge, cooker and dishwasher. Combi boiler

## Bedroom One

15'11" x 11'9" (4.87 x 3.6)  
Situated at the front with bay window, newly painted and new carpet.

## Bedroom Two

11'5" x 11'1" (3.5 x 3.4)  
Situated overlooking the rear garden, newly painted and new carpet

## Bedroom Three

21'11" x 8'6" (6.7 x 2.6)  
With windows front and back, this exceptionally long room is lovely and bright, newly painted and new carpet.

## Bedroom Four

9'2" x 7'6" (2.8 x 2.3)  
Single bedroom at the front of the house, newly painted and new carpet

## Bathroom

7'6" x 6'10" (2.3 x 2.09)  
Boasting a corner bath, shower cubicle, toilet and basin.

## Agents Note

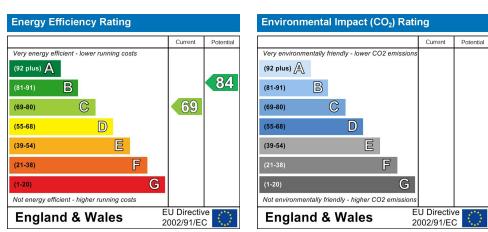
Greenleaf are a member of the PRS (property redress scheme)  
membership number: PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543



## Directions

Tel: 01634730672





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