



17 Common Creek Wharf

Rochester, ME1 1GE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented semi-detached townhouse to the market, on a sought-after waterside development in Rochester ME1. This substantial family home is set over three spacious and light floors, and boasts an integral tandem (double) garage with potential for further bedroom/office to rear, utility room, impressive integrated kitchen/lounge/diner, four double bedrooms with a master en-suite, and direct river views over the river Medway and beyond. This imposing property was built in 2021 (with the remaining NHBC guarantee) and features high quality fixtures and fittings throughout. Further benefits include stylish Juliette balconies to front and rear, downstairs WC/cloakroom, utility room, ample storage and built-in wardrobes, off street parking, and a spacious west-facing, low maintenance patio and garden.

Brief layout: Good size hallway with ample storage, WC/cloakroom, utility room, and access to the tandem double garage; the first floor landing gives access to bedroom four and the open-plan kitchen/dining area/lounge, and second floor giving access to the master bedroom and en suite, family bathroom, and bedrooms two and three.

Located within a 5 minute walk of the historic Rochester High Street with its range of cafes, restaurants boutiques, cathedral and castle, the mainline station is even closer and offers hi-speed services to London Bridge (40mins), Cannon Street (45mins), Victoria (45mins) and St Pancras (38 min) where you can catch the Eurostar. A local CO-OP store, Costa coffee and riverside walks and playgrounds are on your doorstep, and there are a range of schools, private and state, with the new Rochester Riverside primary school and Kings School all within walking distance. There are also excellent road links via the A2, M2, M20 and M25 to Maidstone, Canterbury, London, and Bluewater shopping centre. Stansted, Gatwick and London City airports can all be reached within 60-90 minutes by car

Price Guide £590,000

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- IMPOSING MODERN SEMI-DETACHED RIVERSIDE TOWNHOUSE OVER THREE FLOORS
- FOUR YEARS OLD WITH APPROX SIX YEAR REMAINING NHBC GUARANTEE
- WALK TO STATION / FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS
- EPC GRADE B / COUNCIL TAX BAND F / FREEHOLD
- WC-CLOAKROOM / PLENTY OF STORAGE / OPEN-PLAN LOUNGE-DINER-KITCHEN
- FOUR DOUBLE BEDROOMS / EN SUITE / JULIETTE BALCONIES WITH RIVERSIDE VIEWS
- WALK TO HISTORIC HIGH STREET / AMENITIES / CASTLE AND CATHEDRAL
- INTEGRATED DOUBLE GARAGE WITH POTENTIAL AND OFF-ROAD PARKING
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS AND NEARBY PLAYGROUNDS
- BEAUTIFUL RIVERSIDE WALKS CLOSE TO ALL LOCAL AMENITIES

Storm Porch

Hallway

16'4" x 5'8" (5.0m x 1.75m)

Spacious and light hallway with grey wood-effect Amtico flooring and white walls, two large storage cupboards, stairs up to first floor, doorway into inner hallway from here.

Inner Hallway

15'8" x 3'9" (4.8m x 1.15m)

Another great space with further storage cupboard, access to WC, garage, utility room, and door out to patio and garden.

WC

5'2" x 4'7" (1.6m x 1.4m)

With white WC and basin, attractive partial grey wall tiles and white walls, Amtico flooring, chrome radiator, downlighters.

Utility Room

6'2" x 4'7" (1.9m x 1.4m)

Useful room with window to rear of property, with boiler (4 years old approx), water tank, and plumbing for washing machine.

Double Integral Garage

34'1" x 9'10" (10.4m x 3.0m)

Fantastic tandem double garage with electric door to front, doorway from inner hallway to side, window to rear. Potential to convert the rear to a garden room with patio doors subject to usual consents and new owners wishes.

First floor Landing

10'4" x 8'2" (3.15m x 2.5m)

With white balustrades and banisters, spacious landing with neutral carpet and decor, door to bedroom four, attractive double glass doors into kitchen/dining area, further doorway into lounge area, stairs up to second floor.

Bedroom Four/Office

11'7" x 8'2" (3.55m x 2.5m)

Double bedroom with neutral carpet and decor, window to rear, potential for use as office/study subject to new owners wishes.

Kitchen Area

12'9" x 10'7" (3.9m x 3.25m)

Spacious and light open-plan kitchen to rear of property with Amtico flooring and neutral decor continued, white gloss units to wall and floor with contrasting grey laminate worktops, integrated oven, dishwasher and fridge-freezer, double doors/Juliette balcony to rear of property. The kitchen is open-plan to the dining area with window to side and space for large table and chairs.

Lounge/Diner

20'2" to 10'4" x 19'4" (6.15m to 3.15m x 5.9m)

With neutral decor and downlighters, double doors and Juliette balconies to front and rear of property, stunning riverside views, open-plan to dining area with window to side and space for large table and chairs.

Second Floor Landing

11'11" x 10'4" (3.65m x 3.15m)

Spacious and light landing with loft access and storage cupboard, doors to master bedroom/en suite, bedrooms two and three, and family bathroom.

Master Bedroom

19'2" x 10'2" (5.85m x 3.1m)

Good size double bedroom with attractive neutral carpet and decor, built-in wardrobes, two windows to front with beautiful river views, feature lights, access to en suite.

En Suite

9'0" x 4'11" (2.75m x 1.5m)

With white suite consisting of shower, WC and basin built into vanity unit with worktop, built-in mirror cabinets, vertical chrome radiator, downlighters, stylish grey wall and floor tiles.

Bedroom Two

11'9" x 10'11" (3.6m x 3.35m)

Good size double bedroom with window to rear, neutral carpet and decor.

Bedroom Three

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

Double bedroom with neutral decor and feature wall, window to rear, another good size room.

Family Bathroom

7'0" x 6'10" (2.15m x 2.1m)

Spacious family bathroom with white suite consisting of bath, WC and basin/vanity with worktop, stylish grey wall and floor tiles, downlighters, vertical chrome radiator, window to side of property.

Garden

With ample paved patio area for outdoor dining and summer BBQs, leading to a fully fenced west-facing lawn garden, with family bar area to one side complete with decked seating and dining space, further decked area to rear, and paved to side of property providing storage options if needed, or perhaps potential to install gated side access, subject to new owners wishes and usual permissions.

Off Road Parking

With block-paved off road for one vehicle to front of garage and house, space for two further cars and ample storage to garage.

Agents Note 1

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 2

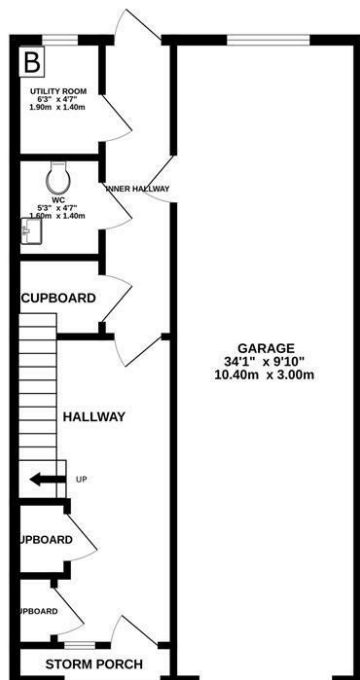
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

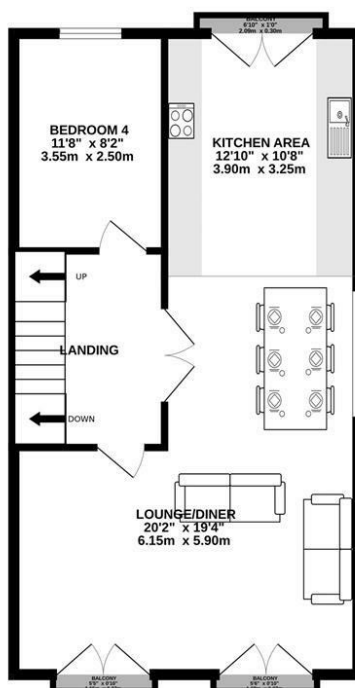




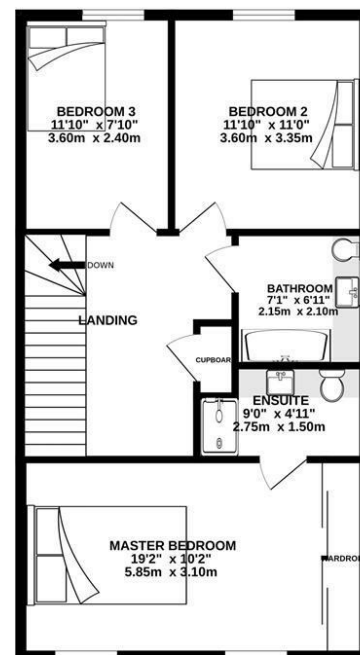
GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.

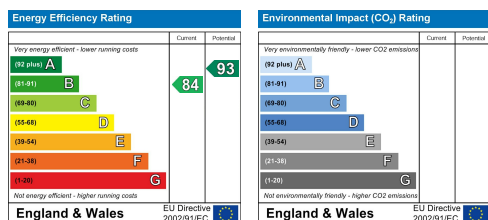


2ND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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