



9 St. Margarets Street

Rochester, ME1 1TU

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended detached house, located in one of Rochester's most sought after roads, and available with NO ONWARD CHAIN. Built in the 1940s, this well-presented family home boasts space, character and potential in abundance, and further benefits from a garage, off road parking, and a beautifully established low-maintenance walled rear garden with mature trees and shrubbery, with a great view over the Kings school cricket field behind. Properties of this size and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance porch into the main hallway, giving access to the open-plan lounge, dining room and family room, through to the kitchen/breakfast room, WC, and stairs up to the first floor; The first floor landing gives access to the master bedroom, bedroom three, bathroom and separate WC, and bedroom two through to the expansive extension to the rear with potential for use as a further double bedroom, studio or office perhaps, all subject to the new owners wishes. There is also potential to further extend across the garage if desired, subject to usual permissions. The garage is located to the side of the property, with ample off road parking to front, and gated access to the rear.

Situated within a few hundred yards of the private schools of Kings and St Andrews, local state schools, the Vines Park, Rochester Cathedral, Castle and the historic Dickensian High Street with its selection of independent shops, cafes, and restaurants are all within walking distance. The property is also well positioned for commuters, with Rochester main line station offering a 35 minute fast-train service to London Victoria, Charing Cross, Cannon Street and a high speed service to Stratford and Ebbsfleet International. All A2/M2/M20 road links to London, coast and Bluewater are a short drive away.

Price Guide £795,000

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- DETACHED HOUSE IN HIGHLY SOUGHT-AFTER ROCHESTER LOCATION
- NO ONWARD CHAIN
- OPEN-PLAN LOUNGE, FAMILY ROOM AND DINING ROOM
- EPC GRADE C / COUNCIL TAX BAND F / FREEHOLD
- THREE/FOUR BEDROOMS
- FULL WIDTH FIRST FLOOR EXTENSION TO REAR
- WALK TO HIGHLY SOUGHT-AFTER PRIVATE AND STATE SCHOOLS AND HISTORIC HIGH STREET
- OFF ROAD PARKING AND LOW MAINTENANCE GARDEN WITH VIEWS
- GARAGE TO SIDE WITH POTENTIAL TO EXTEND OVER (STPP)
- WALK TO STATION WITH FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS

Entrance Porch

7'2" x 2'3" (2.2m x 0.7m)

Useful entrance porch with plenty of space for shoes and coats, vinyl flooring and windows either side, attractive wooden front door into the main house.

Entrance Hall

13'1" x 7'8" (4.0m x 2.35m)

Well proportioned hallway with stairway access to first floor, doors to reception rooms and kitchen, with engineered oak flooring and white walls.

Lounge

14'5" (into bay) x 12'3" (4.4m (into bay) x 3.75m)

Through lounge/family/dining room all "open-plan" to each-other currently and running the full length of the property, but with the potential to separate if desired. With engineered oak flooring and white walls, bay windows to front and rear affording plenty of natural light. The lounge area sits to the front of the property with doorway access to the hallway.

Family Room

12'3" x 12'3" (3.75m x 3.75m)

With feature fireplace and doorway to hallway, all open-plan to lounge and dining areas.

Dining Room

11'1" x 10'9" (3.4m x 3.3m)

Dining area to side of kitchen and potential to knock-through to create a generous kitchen/diner to rear of the property, with doorway access to side out to garden, and bay window to rear.

Kitchen/Breakfast Room

19'4" x 14'9" (5.9m x 4.5m)

Light and well proportioned fitted kitchen/breakfast room with a generous range of wall and base units, neutral vinyl worktops and splashback tiles, integrated dishwasher, tile-effect vinyl flooring and white walls, cooker and washing machine to stay. Windows to rear with door out to garden, potential to open into dining room to side of this room to create a fantastic modern kitchen/diner for all the family.

W/C

9'6" x 2'7" (2.9m x 0.8m)

W/C located off kitchen area, with WC and hand basin, window to rear, vinyl flooring and white walls.

Landing

10'9" x 7'8" (3.3m x 2.35m)

Landing giving access to all bedrooms, WC and bathroom, with window to side providing lots of natural light, nice oak handrails to staircase, neutral carpet and decor, and loft access.

Master Bedroom

14'9" (into bay) x 12'5" (4.5m (into bay) x 3.8m)

Located at the front of the property with a full wall of fitted wardrobes, neutral carpet and decor, bay window to front.

Bedroom Two

12'11" x 12'3" (3.95m x 3.75m)

Situated in the middle of the property with doorway access to extension/studio/bedroom four, fitted wardrobes and access to en-suite shower room, neutral carpet and decor.

En Suite

9'0" x 2'5" (2.75m x 0.75m)

Accessed via space-saving sliding doors from bedroom two, useful en suite with shower, basin and WC, and neutral wall tiles.

Bedroom Three

7'10" x 7'8" (2.4m x 2.35m)

Located to the front of the property, single bedroom with neutral carpet and decor, picture rails, window to front,.

Bedroom Four/Studio/Office?

26'2" x 9'8" (8.0m x 2.95m)

Stunning studio/bedroom four/office extension running the full width of the property with large windows providing panoramic views over Kings School playing fields, potential for a variety of uses subject to the new owners wishes. With grey laminate wood flooring and white walls, high ceiling, feature lights, two Velux windows providing lots of further natural light.

Bathroom

7'8" x 5'8" (2.35m x 1.75m)

Family bathroom consisting of bath with electric shower over, basin/vanity storage, window to side, vertical chrome radiator, neutral wall tiles and vinyl flooring.

W/C

4'9" x 2'9" (1.45m x 0.85m)

WC with basin and window located to side of bathroom therefore offering potential to knock-through and create large family bathroom, neutral vinyl flooring and wall tiles.

Garden

Good size low maintenance paved patio garden area the full width of the property, with established borders, plants flowers and trees. This area provides beautiful views over the Kings School playing fields, and gives access to rear of the garage and two sheds either side of the property. There is also gated access to the front of the property.

Garage

19'8" x 8'10" (6.0m x 2.7m)

Located to side of property, electric door, side doorway access also with window to side, boiler located here, power and light, potential to utilize as further accommodation and even extend over the top subject to new owners wishes and usual permissions.

Off Road Parking

Good size block-paved frontage with space for 2/3 cars, walled to front and sides with established plants and shrubs, gated side access to rear of property.

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

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ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. 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.

Internet and Mobile Phone information

Broadband - 60 Mbps

Average download · 12 Mbps up

Superfast - BT 80 Mbps FTTP

Sky 80 Mbps FTTP

TalkTalk 80 Mbps FTTP

Vodafone 80 Mbps FTTP

Mobile coverage 60 /100

overall coverage score

EE 4G in

Three 4G out

O2 4G in

Vodafone 4G out

Disclaimer

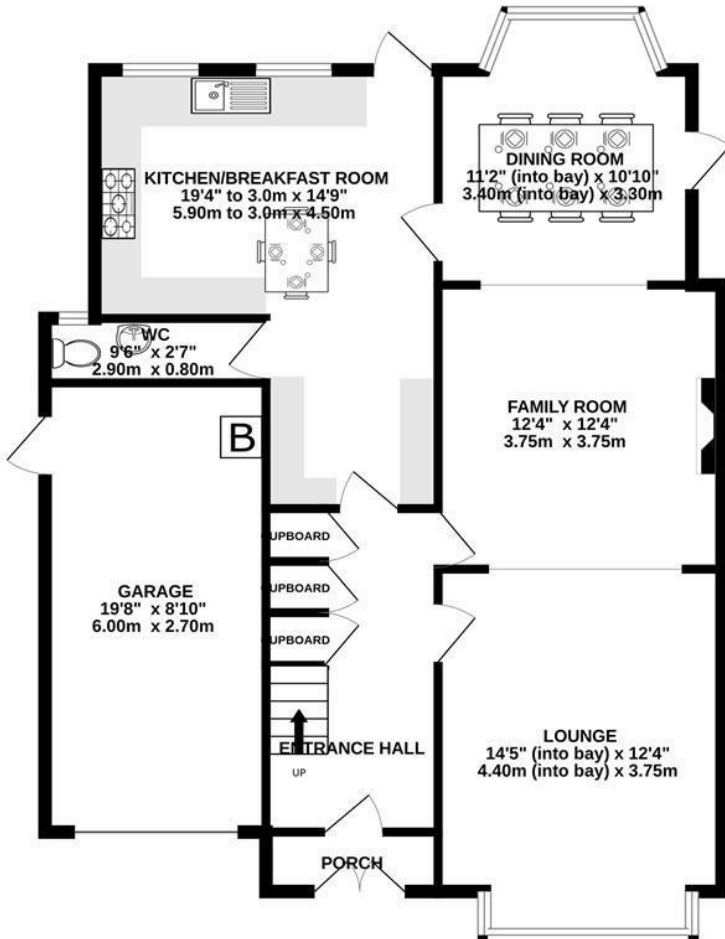
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Tel: 01634730672

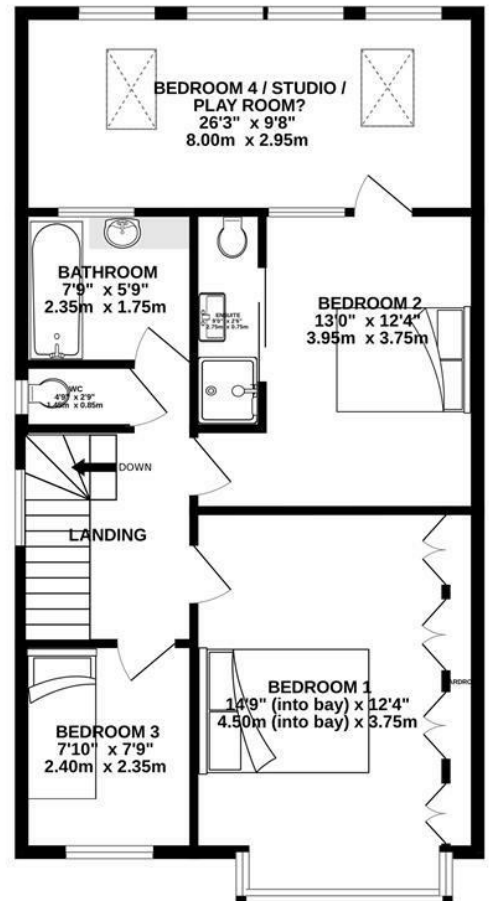




GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

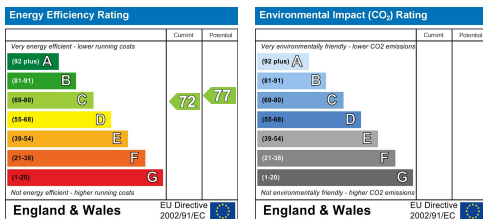


1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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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