



165 Cecil Road

Rochester, ME1 2HW

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and immaculately presented family home, located within walking distance of highly regarded schools for all age groups! This lovely family home boasts a large kitchen/dining room, separate good size lounge, modern first floor bathroom W/C and an en-suite shower room to the master bedroom. Further benefits include a useful garage to the rear, a spacious patio, and a beautifully established lawn garden complete with 5.99m x 2.03m summer house. Properties of this calibre and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch, entrance hall, lounge and open plan kitchen/dining room; The upstairs landing gives access to three good size bedrooms with the master having an en-suite shower room W/C, and further bathroom W/C.

Located close to all local amenities, the station with fast trains to London is a walk away, as is the historic High Street with its range of restaurants, bars, boutiques, castle, cathedral and riverside walks. All A2/M2/M20 road links are nearby, and highly regarded schools for all age groups are a walk away.

EPC Grade C. Council Tax Band C. Freehold.

Fixed Asking Price £325,000

165 Cecil Road

Rochester, ME1 2HW



- IDEAL FIRST PURCHASE
- SPACIOUS LOUNGE
- GOOD SIZE REAR GARDEN WITH 5.99 X 2.03 SUMMER HOUSE
- EPC GRADE C
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CONVENIENT LOCATION CLOSE TO HISTORIC HIGH STREET, SCHOOLS AND STATION
- FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- GARAGE TO REAR
- COUNCIL TAX BAND C

Entrance Porch

5'11" x 2'2" (1.81 x 0.67)

Entrance Hall

8'5" x 6'0" (2.59 x 1.85)

Lounge

18'0" x 13'0" (5.51 x 3.98)

Kitchen/Dining Room

16'4" x 12'7" (5 x 3.84)

First Floor Landing

10'2" x 8'7" (3.1 x 2.62)

Bedroom

16'3" x 10'10" (4.96 x 3.32)

Ensuite Shower Room W/C

7'0" x 3'3" (2.14 x 1)

Bedroom

10'6" x 9'1" (3.21 x 2.77)

Bedroom

10'4" x 7'0" (3.15 x 2.14)

Bathroom W/C

6'11" x 5'10" (2.13 x 1.79)

Rear Garden

Approximately 75ft with rear access.

Summer House

19'7" x 6'7" (5.99 x 2.03)

Garage

14'7" x 7'9" (4.46 x 2.38)

To rear.

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.



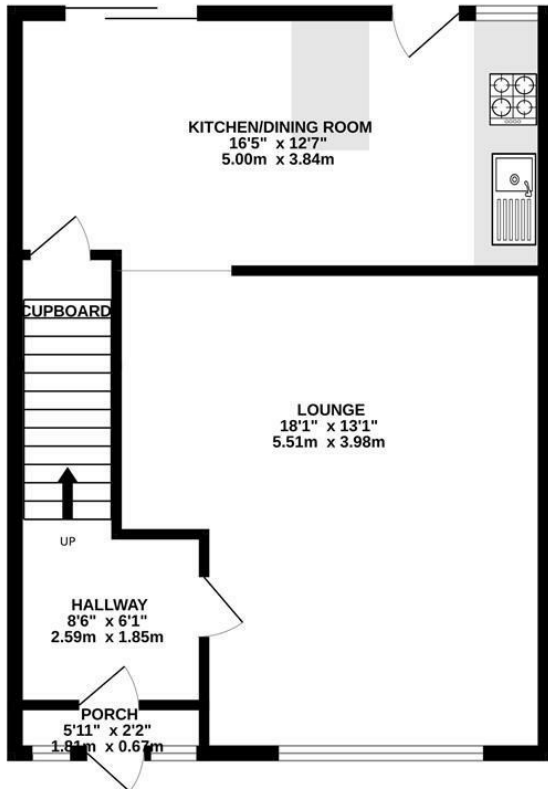
Directions

Tel: 01634730672

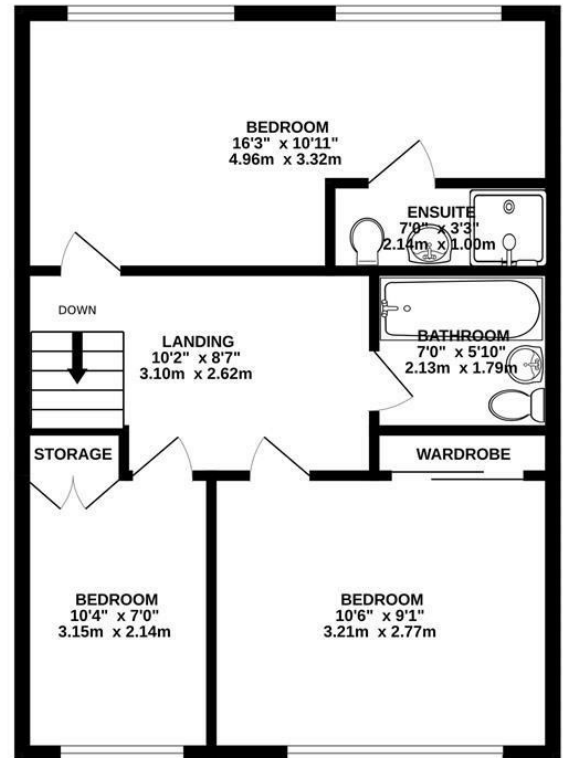




GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

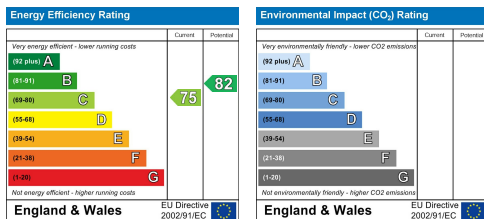


1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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.
Made with Metropix ©2026



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

160 High Street, Rochester, Kent, ME1 1ER

Tel: 01634730672 Email: info@greenleaf-property.co.uk

www.greenleaf-property.co.uk