



## 9 Rochester Avenue

Rochester, ME1 2DW

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented Victorian townhouse to the market, in sought-after Rochester ME1. Built in 1894 and set over four impressive floors, this stunning terraced bay-fronted family home bursting with character boasts three/four double bedrooms, a spacious and characterful open-plan kitchen/diner/family room to the lower ground-floor, a stylish bathroom with separate shower and bath, and a lovely terrace and established garden to the rear. Further benefits include an outside WC and utility to the rear terrace, potential to create a fourth bedroom, many original features throughout, and a location within a walk of all local amenities.

The layout briefly consists of: Open-plan hallway into the lounge/reception room, through to the inner hallway giving access to the bathroom, stairs down to the lower ground floor, and up to the first floor; The stunning open-plan kitchen/diner/family room is located on the lower ground-floor with patio doors leading out to the terrace, garden and WC/utility; The first floor landing gives access to two double bedrooms, with further stairs up to the second floor landing and third double bedroom.

Located within a walk of highly regarded schools for all age groups and the historic High Street with its range of restaurants, cafes, bars, boutiques, famous cathedral and castle, the nearby station provides a 40 minute fast-train service into London St Pancras. All A2/M2/M20 road links are a short drive away, as are further leisure and shopping amenities. Interest is sure to be strong in this truly impressive property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £375,000**

# 9 Rochester Avenue

Rochester, ME1 2DW



- STUNNING VICTORIAN TOWNHOUSE OVER FOUR FLOORS
- THREE/FOUR BEDROOMS
- IMPRESSIVE BATHROOM
- GOOD SIZE GARDEN AND TERRACE
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, BARS, BOUTIQUES, CASTLE AND CATHDERAL
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- SPACIOUS OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
- CHARACTERFUL BAY-FRONTED TERRACED PROPERTY WITH ORIGINAL FEATURES
- WALK TO STATION WITH FAST TRAINS TO LONDON / WALK TO ALL A2/M2/M20 ROAD LINKS

## Lounge/Reception Room

14'7" x 10'0" (4.45 x 3.07 )

Impressive entrance to the house with open-plan hallway/reception room, engineered oak flooring throughout this space with tasteful decor, original feature fireplace, feature radiator, cornicing, coving and ceiling rose, fitted plantation shutters to the bay-window to front of room, downlighters to the hallway area, stairs up to first floor. Potential to repartition the hallway and reception room again to create an additional bedroom four subject to new owners wishes.

## Inner Hallway

Engineered oak flooring continued, downlighters, access to bathroom, window to rear and stairs down to lower ground floor.

## Bathroom/Shower Room W/C

12'10" x 7'10" (3.93 x 2.39)

Stunning room to begin and end your day in, with free-standing roll-top copper bath and basin built-in to feature vanity cupboard with stylish splashback tiles, WC, separate shower with stylish metro wall-tiles and decorative border, original feature fireplace, "wood-effect" floor tiles, exposed wooden door.

## Kitchen/Diner/Family Room

27'3" x 12'11" (8.32 x 3.95)

Spacious, light and beautifully presented kitchen/diner/family room, with wood-effect laminate flooring and tasteful neutral decor with feature walls, bay window to front of house/relaxing area with fitted plantation shutters, cupboard housing meters, wood-burner, downlighters and plenty of space for sofas, chairs and furniture. To the rear of this room is the kitchen area, with a good range of floor cupboards with brass fixtures and fittings, butchers block worktops with stylish contrasting splashback tiles, built-in shelving,

under-stairs cupboard, recently new gas hob and oven, plenty of space for table and chairs, double patio doors out to the terrace and garden from here.

## Outside WC and Utility Cupboard

Useful WC located on the terrace, with grey metro tiles to walls, stylish floor tiles, and feature cistern, further cupboard space to side with plumbing and space for washing machine.

## First floor Landing

Attractive stairs with with tasteful neutral decor and carpet to landing giving access to two double bedrooms, wooden doors continued.

## Bedroom One

12'6" x 12'0" (3.82 x 3.68)

Good size double bedroom with double window/fitted shutters to front of house, exposed floorboards with stylish neutral decor and feature wall, original feature fireplace,

## Bedroom Two

13'2" x 8'1" (4.02 x 2.48)

Double bedroom with neutral carpet and decor, original feature fireplace, window to rear with fitted shutters.

## Second Floor Landing

Landing giving access to further bedroom, neutral carpet and decor.

## Bedroom Three

17'11" x 9'8" (5.47 x 2.96)

Good size double bedroom in process of being freshly decorated, Velux window to front of house, fantastic range of fitted wardrobes to one wall, further built-in cupboard.

## Terrace and Garden

Beautifully presented spacious terrace area

with stylish floor tiles and canopy, WC and utility cupboard housed here also offering the opportunity to extend to the rear subject to usual permissions and new owners wishes. A cobbled pathway leads into the low-maintenance garden area via an established archway, with storage shed, all fully fenced and private, with further raised decked area and gate to rear. A fantastic space for all the family.

## 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.

## 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.

Tel: 01634730672



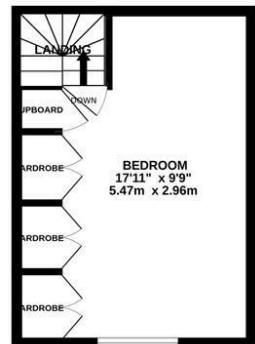
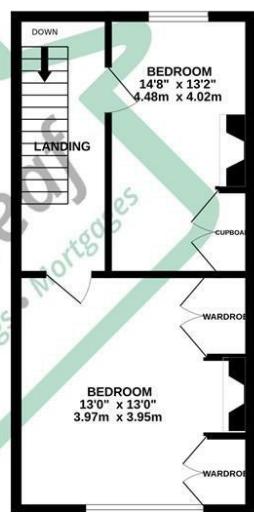
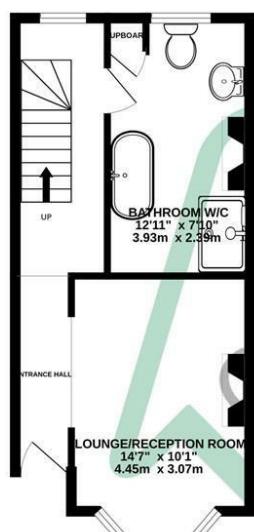
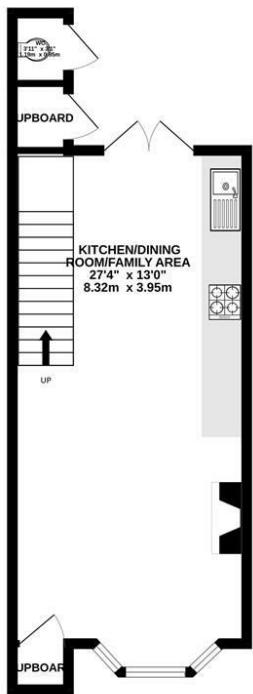


LOWER GROUND FLOOR  
387 sq ft. (36.0 sq.m.) approx.

1ST FLOOR  
345 sq ft. (32.1 sq.m.) approx.

2ND FLOOR  
343 sq ft. (31.9 sq.m.) approx.

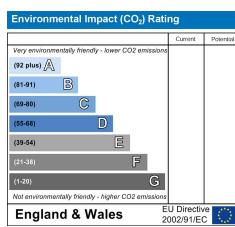
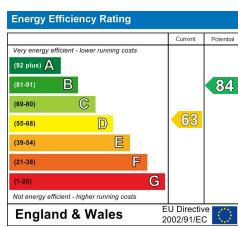
3RD FLOOR  
238 sq ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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.

Made with Metropix ©2024



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 firms employment has the authority to make or give any representation or warranty in respect of the property.