



## 29 Warden Road

Rochester, ME1 2JL

GREENLEAF PROPERTY SERVICES are delighted to introduce this extended and well presented semi-detached house to the market, in a sought-after residential location within ME1 Rochester. Enviably located just a short walk to highly sought-after grammar schools, this fantastic family home boasts a great size bay-fronted open-plan lounge, an impressive extension creating a spacious "L-shaped" open-plan kitchen/diner for all the family, three good size bedrooms, a bathroom/WC, and entrance porch providing useful extra space. Further benefits include off road parking directly to the front of property, a front garden area providing the opportunity to create further off road parking if desired, and a beautifully established good-size rear patio and garden to enjoy the summer evenings. Viewing is sure to be strong in this spacious ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch into the hallway, giving access to the bathroom/WC, spacious open-plan lounge, dining room extension to rear which is open-plan into the kitchen, and stairs up to the first floor; The landing gives access to three good size bedrooms.

Peacefully located in a quiet residential area just a short walk from the Maidstone Road Rochester and all major A2/M2/M20 road links and bus stops, local amenities and highly regarded schools including the Rochester Grammar Schools are all a short distance away. The historic High Street with its range of boutiques, restaurants, bars, famous cathedral, Norman castle, and station with 35 minute fast trains to London is within a 20 minute walk. Call now to book your viewing!

Price Guide £375,000

# 29 Warden Road

## Rochester, ME1 2JL



- EXTENDED SEMI-DETACHED HOUSE WITHIN WALKING DISTANCE OF GRAMMAR SCHOOLS
- EXTENDED OPEN-PLAN KITCHEN/DINER
- CLOSE TO HIGH STREET, RESTAURANTS, CAFES, BARS AND SHOPS
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- LARGE OPEN-PLAN LOUNGE
- GOOD SIZE ESTABLISHED GARDENS AND OFF ROAD PARKING
- CLOSE TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON

### Entrance Porch

7'8" x 2'11" (2.35m x 0.9m)

Attractive front door with window to side into good size porch with plenty of space for shoes and coats, LVT flooring, neutral decor and built-in shelving.

### Hallway

10'4" x 7'8" (3.15m x 2.35m)

Spacious and light hallway with neutral decor and wood-effect LVT flooring, giving access to bathroom/WC, lounge through to dining area, kitchen/diner, and stairs up to first floor with storage cupboard underneath.

### Bathroom/WC

5'10" x 4'7" (1.8m x 1.4m)

With white suite consisting of bath with shower over, WC and basin, white wall tiles with contrasting decorative border tiles, downlighters, mirror wall cabinet, window to side, grey wood-effect LVT flooring.

### Lounge

23'3" (into bay) x 12'11" (7.1m (into bay) x 3.95m)

Impressive size lounge with plenty of space for ample sofas, chairs and other furniture, feature brick fireplace area with two built-in cupboards either side, bay-window to front of house with fitted blinds, sliding glass doors into dining area to rear.

### Kitchen Area

16'0" x 7'6" (4.9m x 2.3m)

Spacious kitchen with a good range of cream cupboards to wall and floor, extensive wood-effect vinyl worktops, wooden floor, white splashback tiles with decorative border and neutral decor, window to rear and open plan into dining area from here.

### Kitchen/Dining Room Extension

19'10" x 9'10" (6.05m x 3.0m)

Open plan from the kitchen area, and running the width of the property to the rear, with plenty of space for a large table and chairs, patio lead doors out to the garden from here, further glass doors lead into the lounge, downlighters and coving complete this fantastic space for all the family.

### Landing

9'2" x 7'8" (2.8m x 2.35m)

Spacious landing with neutral carpet and decor and potential to refresh subject to new owners wishes, window to front of house, built-in airing cupboard, loft access, access into three good size bedrooms.

### Bedroom One

12'11" x 11'9" (3.95m x 3.6m)

Good size double bedroom with neutral carpet and decor, built-in mirror wardrobes to one wall, window to rear with lovely garden views.

### Bedroom Two

12'11" x 9'0" (3.95m x 2.75m)

Another good size double bedroom with neutral carpet and decor, window to front of property,

### Bedroom Three

9'10" x 7'8" (3.0m x 2.35m)

Smaller double bedroom/good size single with neutral carpet and decor, window to rear.

### Garden

A lovely paved patio area with plenty of space for tables and chairs leads onto this beautifully established and spacious lawn garden with a colourful variety of flowers, plants shrubs and trees. A central pathway leads to a further large patio/BBQ area with storage shed, and space for a summerhouse, subject to the new

owners wishes. This is a truly lovely garden to spend your summer eves, and offers ample space for all the family and outdoor entertaining.

### Off Road Parking

Currently with off road parking for two cars, established front garden area to side, gated rear access to rear of property.

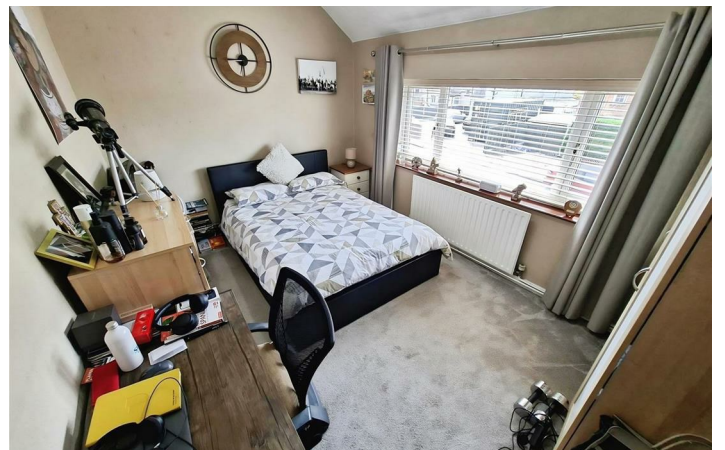
### Agents Note 1

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

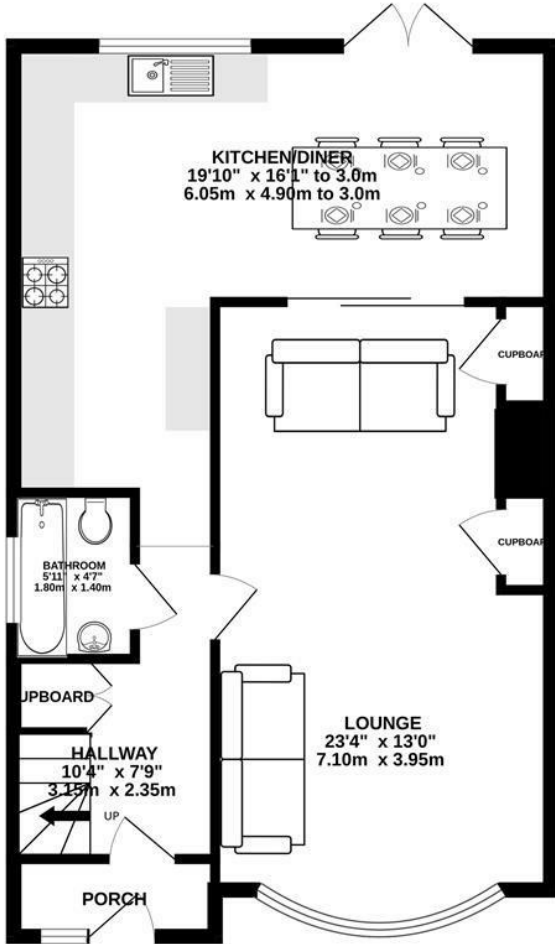
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Tel: 01634730672

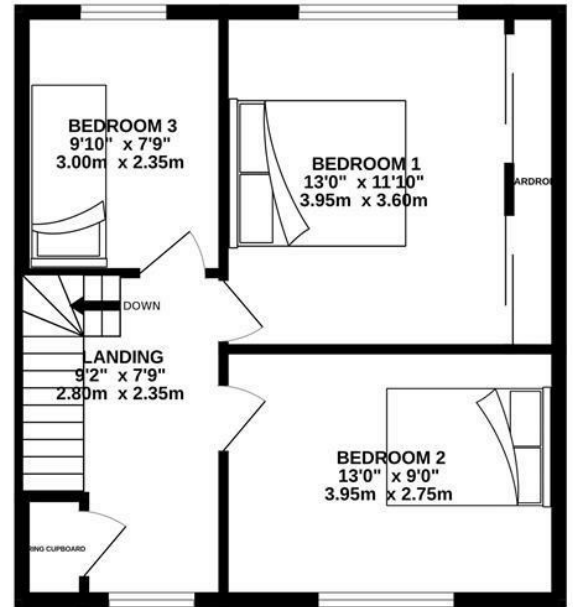




GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	78
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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