Greenleaf
Sales • Lettings • Mortgages

4 Prior Place Valley View Road

Rochester, ME1 3FZ

GREENLEAF PROPERTY SERVICES are delighted to introduce to the market this extended and beautifully presented property, enviably located just a short walk to the Rochester Grammar Schools. Boasting three bedrooms, a modern kitchen and bathroom W/C, and a stunning open-plan lounge/dining room, this spacious and light family home further benefits from off road parking with electric charging point, and an easily maintainable back garden. Properties in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance hall, cloakroom W/C, fitted kitchen and open plan lounge/dining room; The upstairs landing gives access to three bedrooms and the family bathroom W/C.

Located within a walk of the highly regarded Rochester Grammar School and Sir Joseph Williamson's Mathematical School, all A2/M2/M20 road links are a short drive away. Nearby historic Rochester High Street offers a range of restaurant, cafes, boutiques and independent shops, as well as the Norman castle and famous cathedral. Leisure and shopping amenities are also nearby, whilst Rochester station offers a 35 minute fast train service to London St Pancras.

Offers In The Region Of £350,000

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- IMMACULATELY PRESENTED
- TWO RECEPTION AREAS
- OFF ROAD PARKING TO FRONT
- COUNCIL TAX BAND C
- EXTENDED ACCOMMODATION
- DOWNSTAIRS CLOAKROOM W/C
- POPULAR RESIDENTIAL LOCATION
- THREE BEDROOMS
- FIRST FLOOR BATHROOM W/C
- EPC AWAITED

Entrance Hall
13'8" x 6'5" (4.17 x 1.98)

Cloakroom W/C
6'0" x 2'10" (1.84 x 0.88)

Kitchen
13'2" x 8'9" (4.02 x 2.68)

Lounge Area
15'8" x 14'10" (4.79 x 4.54)

Dining Area
14'1" x 8'8" (4.31 x 2.65)

First Floor Landing
Entrance to loft.

Bedroom
12'4" x 12'4" (3.77 x 3.77)

Bedroom
11'5" x 9'0" (3.48 x 2.75)

Bedroom
8'1" x 6'11" (2.48 x 2.13)

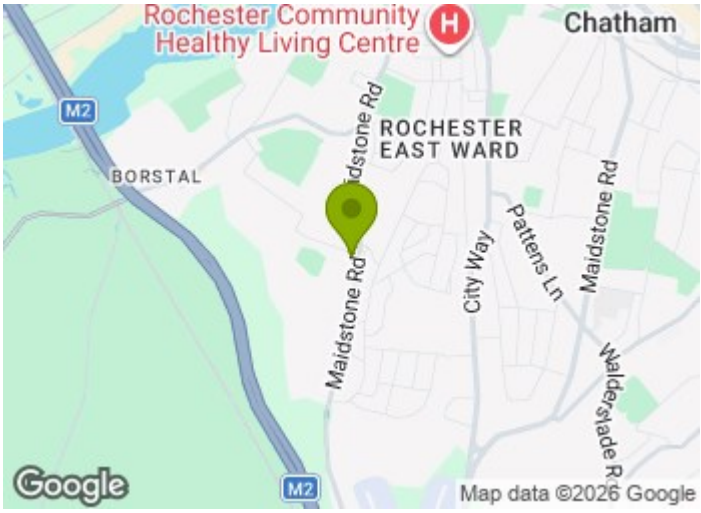
Bathroom W/C
8'10" x 5'3" (2.71 x 1.61)

Rear Garden
Paved with side access.

Off Road Parking
To front.

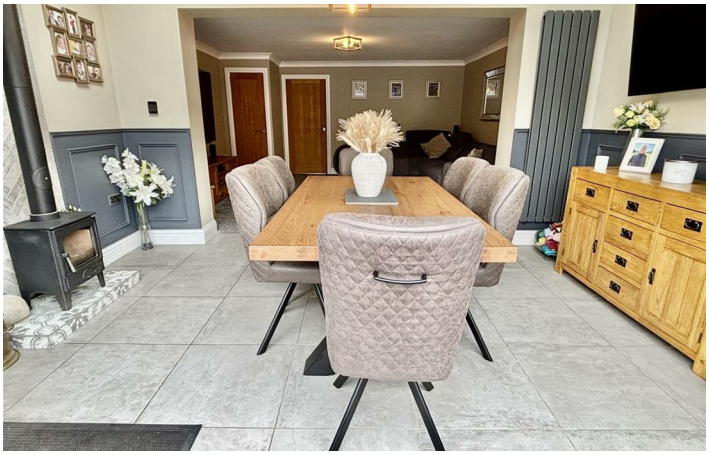
Agents Note
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been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

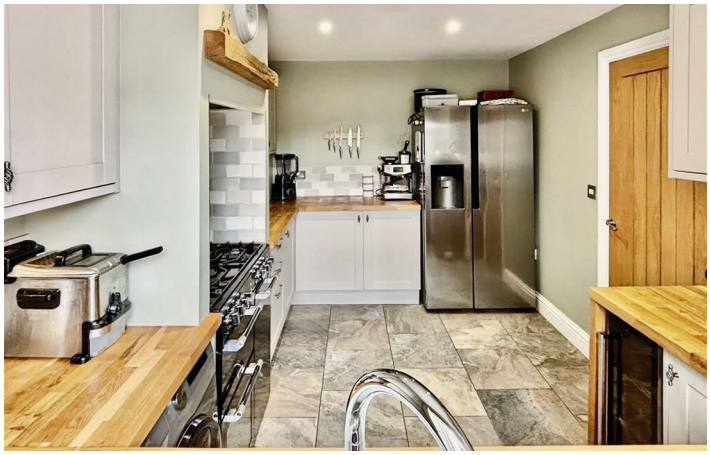
Agents Note
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred and fifty pounds per referral.

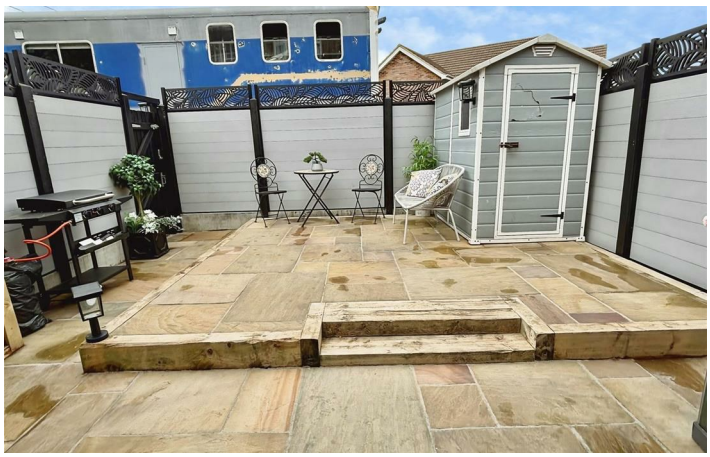


Directions

Tel: 01634730672







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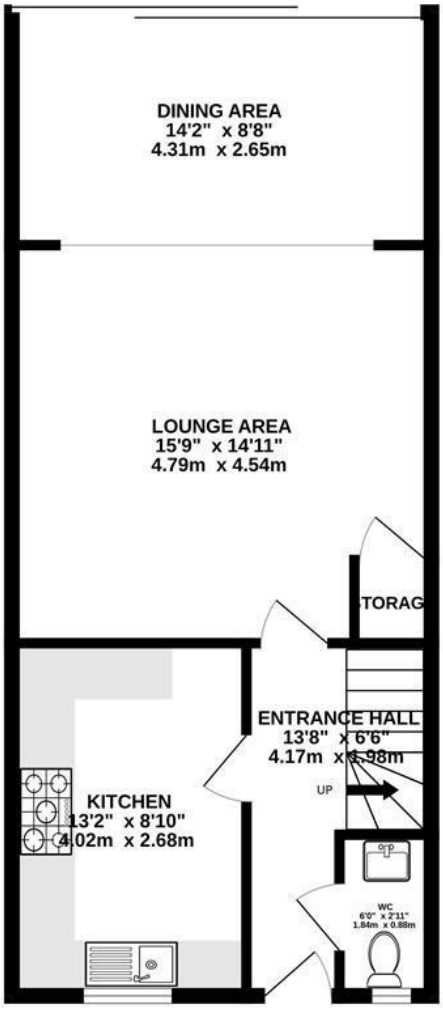
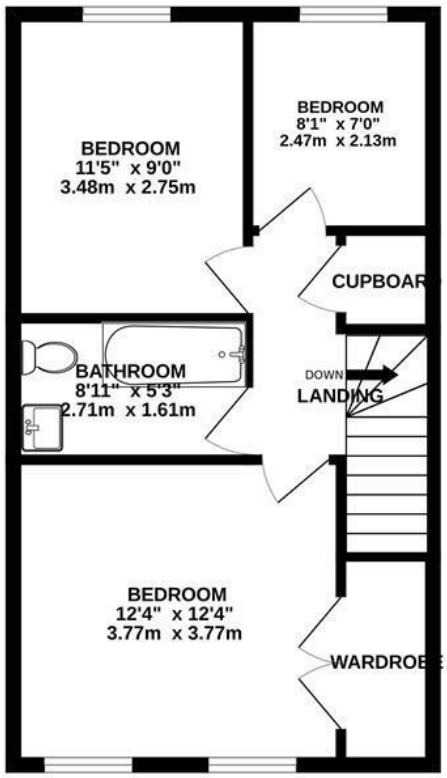
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.





TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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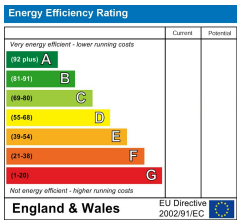

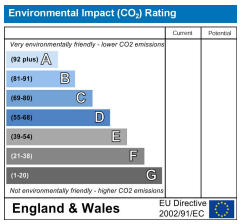

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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