



## 41 Onslow Road

Rochester, ME1 2AL

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented three bedroom Victorian house to the market, in a sought-after residential road just a short walk from the historic Rochester Street and all amenities. Boasting two double bedrooms and a third single bedroom accessed via bedroom one which is currently used as a dressing room, this much loved family home further benefits from an entrance area leading into the separate lounge and dining room, modern good size bathroom and kitchen, and a beautifully established rear patio and garden with a fantastic range of flowers, shrubs and plants. There is also a further BBQ area to the rear of the garden with a useful storage shed. If you are looking for a property to simply move into, unpack and enjoy, then look no further, we recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance area into dining room, through to the lounge with log burner and access to garden, and kitchen through to the stylish bathroom; Upstairs, there are two beautifully presented double bedrooms, with single bedroom three accessed via bedroom one, and currently used as a dressing room/study.

Located within a walk of the historic Dickensian High Street with its range of popular restaurants, cafes, bars and boutiques, famous cathedral, Norman castle, and beautiful River Medway walks, the property is also enviably located opposite Jacksons Fields, and is within a walk of the highly regarded Kings and St Andrews private schools, and a short distance from Rochester's Grammar schools. The nearby station offers a 40 minute fast train service to London St Pancras, whilst all A2/M2/M20 road links to London and coast are a short drive away.

Price Guide £285,000

# 41 Onslow Road

## Rochester, ME1 2AL



- THREE BEDROOM VICTORIAN HOUSE IN SOUGHT-AFTER LOCATION
- STYLISH MODERN BATHROOM AND KITCHEN
- WALK TO STATION WITH 35 FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD

- BEAUTIFULLY PRESENTED THROUGHOUT AND READY TO MOVE INTO
- STUNNING ESTABLISHED GARDEN
- WALK TO HISTORIC HIGH STREET, BARS, CAFES AND RESTAURANTS

- SEPARATE LOUNGE AND DINING ROOM WITH ENTRANCE AREA INTO LOUNGE
- THIRD BEDROOM USED AS DRESSING ROOM/STUDY
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

### Entrance Area

Open plan entrance area into the dining room with coconut matt and window to side.

### Dining Room

11'11" x 10'4" (3.65m x 3.15m)

Good size room with laminate flooring and tasteful neutral decor, bay window to front of house with fitted plantation shutters and far reaching views, coving, open-plan to stairs up to first floor, and through to lounge.

### Lounge

15'1" x 11'11" (4.6m x 3.65m)

Another good size but cosy room complete with feature wall and fireplace with wooden mantle, door out to garden and open doorway into kitchen, laminate flooring and attractive neutral decor, access to useful under-stairs cupboard.

### Kitchen

9'2" x 7'2" (2.8m x 2.2m)

With good range of cream-colour wall and floor cupboards, contrasting black vinyl worktops, large grey floors tiles and grey splashback tiles, built-in gas hob and oven, space for washing machine, dishwasher and fridge-freezer, window to side with fitted blinds.

### Bathroom

7'2" x 5'8" (2.2m x 1.75m)

Stylish bathroom with white suite consisting of bath with shower attachment, WC, basin and vanity, vinyl Herringbone flooring, stylish grey wall tiles, windows to rear and side of room with fitted blinds, downlighters, and vertical chrome radiator.

### Landing

Compact landing with neutral carpet and decor, wooden doors into the bedrooms.

### Bedroom One

11'11" x 10'4" (3.65m x 3.15m)

Good size double bedroom with window to rear and attractive neutral carpet and decor, window to rear with fitted blinds, loft access, and open-plan to bedroom three.

### Bedroom Three/Dressing Room

9'4" x 6'10" (2.85m x 2.1m)

Whilst currently "open-plan" from bedroom one and used as a dressing room and study by the current owner, the opportunity exists to easily add a door in and return to use as a third single bedroom, subject to the new owners wishes.

### Bedroom Two

11'11" x 10'4" (3.65m x 3.15m)

Further good size double bedroom with tasteful neutral carpet and decor, large window to front of house offering far reaching views across Rochester, door into built-in storage cupboard/wardrobe.

### Garden

A mini version of the Chelsea Flower Show in your own rear garden! With paved hard standing area from the dining room leading to a patio with plenty of space for a table and chairs to enjoy the garden views, there is a low maintenance lawn garden surrounded by a wealth of beautifully established plants, flowers and shrubs, with a pathway to the side leading down to a further paved

patio with useful storage shed, and space for a BBQ for summer entertaining.

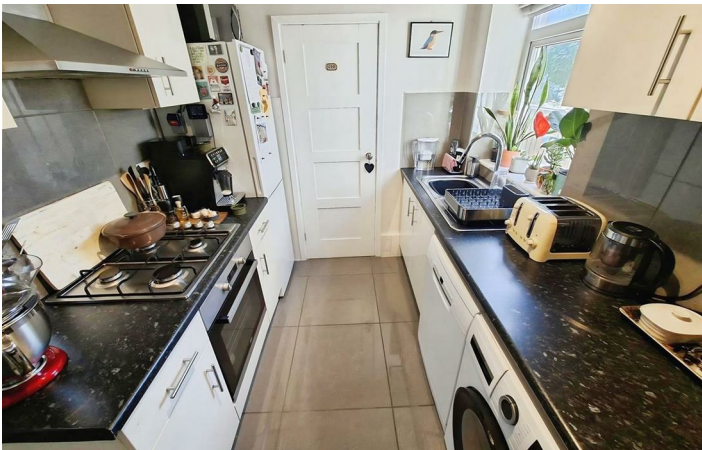
### Agents Note 1

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

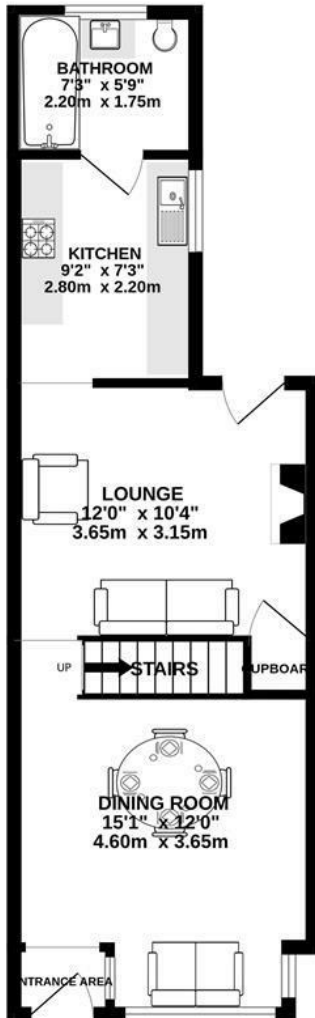
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Tel: 01634730672

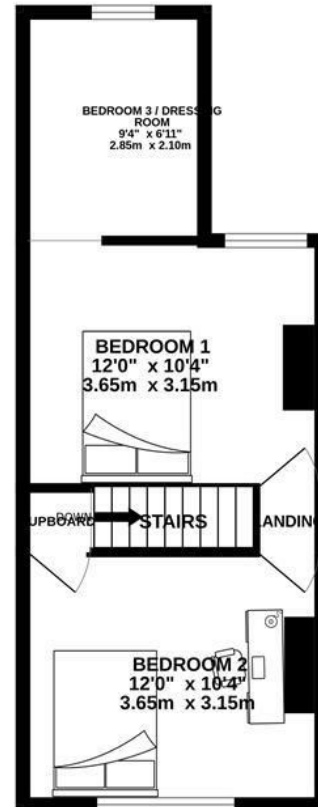




GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>90</b>	<b>71</b>
England & Wales		EU Directive 2002/91/EC	

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

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