



## 41 Church Street

Rochester, ME3 9AL

GREENLEAF are delighted to introduce this immaculately presented three bedroom house to the market, in sought-after Hoo, Rochester. This attractive property boasts spacious rooms throughout, off road parking, gas central heating and new double glazing.

The layout briefly comprises of; hallway giving access to cloakroom W/C, kitchen, a spacious lounge diner with doors out to the garden. The spacious landing gives access to three bedrooms, and family bathroom W/C.

This impressive and attractive family home has been much loved and cared for by the present owners, and is tastefully presented throughout to a high standard. It is quite simply ready to move into and enjoy.

Located in a fantastic semi-rural location with wonderful countryside views, a walk to local shops and schools, and a short drive to town, shops, station, and all A2/M2/M20 road links, we recommend viewing at your earliest convenience to avoid disappointment

Council Tax Band C. EPC Grade D.

**Offers Over £315,000**

# 41 Church Street

Rochester, ME3 9AL



- SOUGHT AFTER VILLAGE LOCATION
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS CLOAKROOM W/C
- FIRST FLOOR BATHROOM W/C
- OFF ROAD PARKING
- FITTED KITCHEN
- LOUNGE/DINING ROOM
- CLOSE PROXIMITY TO SCHOOLS AND AMENITIES
- EPC GRADE D
- COUNCIL TAX BAND C

## Entrance Hall

9'9" x 2'9" (2.99 x 0.86)

## Cloakroom W/C

5'9" x 2'9" (1.76 x 0.85)

## Kitchen

9'10" x 8'7" (3 x 2.64)

## Lounge/Dining Room

18'10" x 12'1" (5.75 x 3.7)

## First Floor Landing

9'0" x 6'2" (2.76 x 1.89)

## Bedroom

13'2" x 8'8" (4.03 x 2.65)

## Bedroom

13'4" x 8'6" (4.07 x 2.61)

## Bedroom

10'5" x 6'3" (3.2 x 1.91)

## Bathroom W/C

7'8" x 6'2" (2.36 x 1.89)

## Rear Garden

Easily maintainable with rear pedestrian access.

## Off Road Parking

To front for two cars.

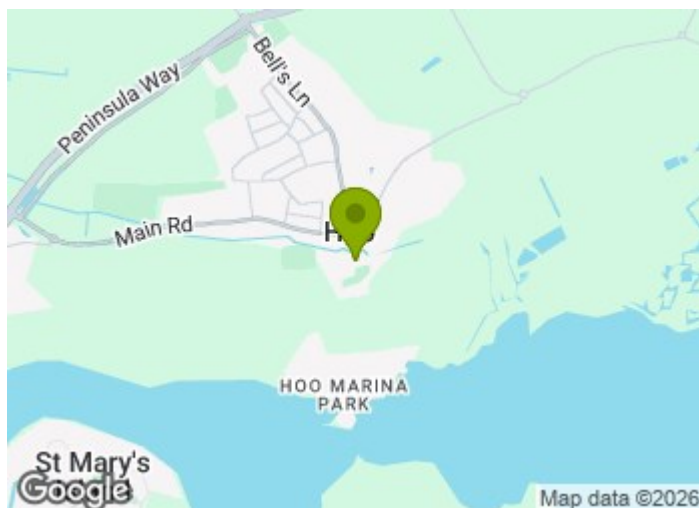
## Agents Note

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.



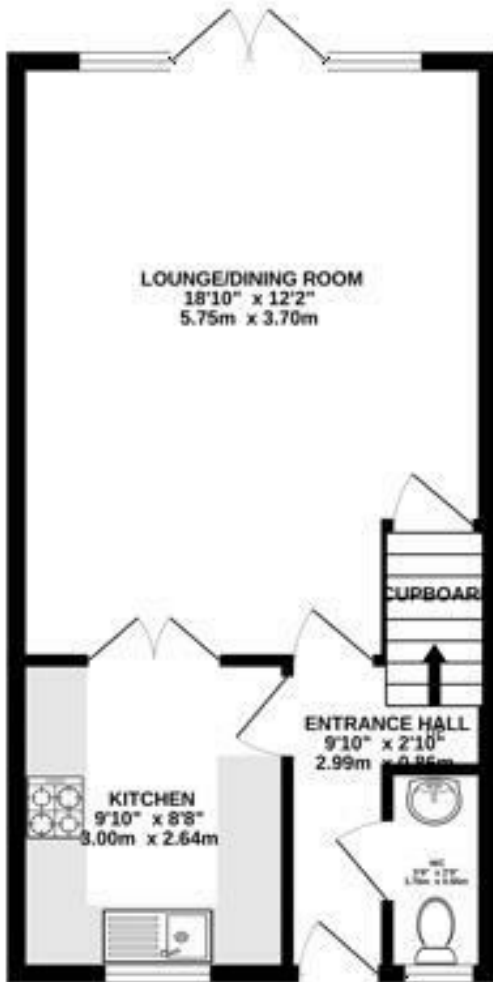
## Directions

Tel: 01634730672





GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.

While 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 lettings 4/2025

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

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.