



## 40 City Way

Rochester, Kent, ME1 2AB

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantial and well presented semi-detached house to the market, on sought-after City Way, Rochester ME1. Set over three floors, and boasting five bedrooms with far reaching views, two bathrooms, a garage and off-road parking, open-plan kitchen/diner, and a good size established rear garden, this spacious and versatile bay-fronted family home offers the fantastic opportunity for the new owners to move in and put their own stamp on, with NO ONGOING CHAIN. In our opinion, the property further benefits from the potential to extend to the side and rear, subject to the new owners wishes and the usual planning permissions.

The layout briefly consists of: Entrance hallway giving access to the lounge, kitchen/diner, and stairs up to the first floor landing giving access to three bedrooms and bathroom: the second floor landing gives access to two further bedrooms and shower room. The generous rear garden is accessed via a side door and double doors from the kitchen/diner.

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 conveniently 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. Interest is sure to be strong in this imposing property and location, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £499,995**

# 40 City Way

## Rochester, Kent, ME1 2AB



- SEMI-DETACHED HOUSE IN SOUGHT-AFTER CITY WAY LOCATION
- GOOD SIZE ESTABLISHED GARDEN
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE E / COUNCIL TAX BAND D
- FIVE BEDROOMS / TWO BATHROOMS / GARAGE AND OFF ROAD PARKING
- WELL PRESENTED WITH POTENTIAL TO IMPROVE AND FURTHER EXTEND SUBJECT TO PERMISSIONS
- CLOSE TO A2/M2/M20 ROAD LINKS
- NO CHAIN
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS FOR ALL AGE GROUPS
- WALK TO HISTORIC HIGH STREET WITH CASTLE, CATHEDRAL, RESTAURANTS, BOUTIQUES, CAFES AND BARS

### Hallway

15'7" x 6'0" (4.75m x 1.85m)

Spacious entrance hallway giving access to the lounge, kitchen/diner and stairs up to first floor, with exposed wooden floor, dado rail, neutral decor, and under-stairs storage.

### Lounge

14'1" x 12'9" (4.3m x 3.9m)

Spacious and cosy lounge with exposed wood flooring, feature fireplace and surround, bay window to front of house, dado rail and neutral decor.

### Kitchen/Diner

19'4" x 13'11" (5.9m x 4.25m)

Great size open-plan family kitchen/diner, with range of white gloss units to wall and floor, white splashback tiles with feature tiles, grey vinyl flooring, contrasting black worktops with central worktop separating the kitchen and dining areas, integrated range-style gas hob, dishwasher, washing machine, and fridge-freezer to stay. There is a window to the rear, a door to side of the room leads into the garden, and there are double doors from the dining area onto the rear terrace, as well as two attractive alcoves. A great hub of the home for all the family.

### First Floor Landing

9'2" x 8'10" (2.8m x 2.7m)

Spacious landing with panelled storage cupboard, exposed wood flooring, window to side, picture rail and neutral decor giving access to three bedrooms and bathroom, stairs up to second floor.

### Bedroom One

16'4" x 11'1" (5.0m x 3.4m)

Good size double bedroom with bay window to front of house and pleasant views across Jackons Field, built-in wardrobes to one wall, neutral decor, coving and exposed wood floor.

### Bedroom Two

12'9" x 10'9" (3.9m x 3.3m)

Double bedroom with window to rear offering far-reaching views, built-in wardrobe, picture rail and exposed wood floor.

### Bedroom Three

10'5" x 7'10" (3.2m x 2.4m)

Smaller double bedroom with neutral decor and exposed wood floor, window to front offering far-reaching views.

### Bathroom

7'10" x 5'6" (2.4m x 1.7m)

With white suite consisting of bath, basin and WC, two windows to rear of property, stylish vinyl flooring and neutral wall tiles with decorative feature tiles.

### Second Floor Landing

7'2" x 6'0" (2.2m x 1.85m)

Landing with neutral carpet and decor giving access to two further bedrooms and shower room, window to side of property.

### Bedroom Four

14'1" x 11'5" (4.3m x 3.5m)

Double bedroom with neutral carpet and decor, window to rear with far-reaching views, large storage cupboard.

### Bedroom Five

15'5" x 7'6" (4.7m x 2.3m)

Currently used as office, with two Velux windows to front of house offering far-reaching views across Jacksons Fields, neutral carpet and decor, and large storage cupboard.

### Shower Room

7'6" x 5'6" (2.3m x 1.7m)

With white suite consisting of good size shower, WC and basin, window to rear, stylish vinyl flooring with neutral wall tiles.

### Garden

Great size garden for all the family, with a range of trees, established plants, flowers and shrubs, two good size lawn areas, patio terrace to side and rear, further sizeable patio area to bottom of garden, all fully fenced.

### Garage and Off Road Parking

With up and over door to front, rear door access from garden, power, light, and potential for further accommodation subject to new owners wishes and usual permissions.

### 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

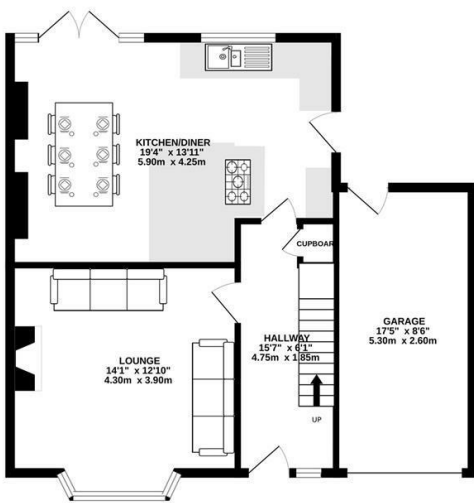
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

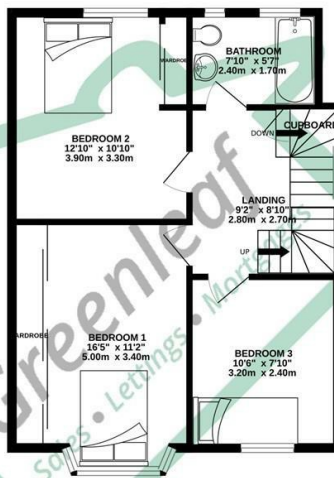




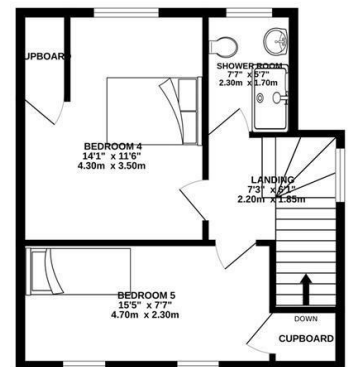
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	53
England & Wales		England & Wales	

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