



## 148 Borstal Road

Rochester, ME1 3BB

GREENLEAF PROPERTY SERVICES are proud to introduce this imposing and well-presented semi-detached period house to the market, situated on the sought-after Borstal Road in Rochester. Built in the 1870s, and enjoying stunning far-reaching river views to the rear, this substantial family home has been well maintained by the current owners for the past 30 years, and offers versatile and spacious accommodation throughout.

Set over four floors, and boasting three generous reception rooms, five bedrooms, a fitted kitchen, utility room, bathroom W/C, separate shower room, two further W/C's and ample storage areas including a handy cellar, further benefits include a good size rear garden and off road parking for two cars.

This beautiful family home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away. Properties of this calibre, potential and location are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council tax Band E. Freehold.

**Offers In The Region Of £865,000**

# 148 Borstal Road

## Rochester, ME1 3BB



- HIGHLY SOUGHT-AFTER LOCATION
- FIFTED KITCHEN
- FANTASTIC VIEWS ACROSS THE RIVER MEDWAY
- COUNCIL TAX BAND E / FREEHOLD
- FIVE BEDROOMS (FOUR DOUBLES)
- BATHROOM W/C AND SEPARATE SHOWER ROOM
- OFF ROAD PARKING TO FRONT FOR TWO CARS
- THREE RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- EPC GRADE C

### Entrance Porch

6'0" x 5'8" (1.84 x 1.73)

Double glazed UPVC Door to front, double glazed window to side and tiled flooring.

### Entrance Hall

17'2" x 5'6" (5.24 x 1.7)

Stained glass door to front, carpet, radiator, double glazed window to side, stairs to first floor and lower ground floor.

### Lounge

17'0" x 12'9" (5.2 x 3.91)

Double glazed bay window to front, carpet, radiator, working cast iron fireplace with marble surround.

### Sitting Room

15'11" x 12'9" (4.85m x 3.89m)

Double glazed bay window to rear with views of the river Medway. Carpet and radiator.

### Lower Ground Floor

Entrance to cellar.

### Kitchen

16'8" x 11'5" (5.1 x 3.49)

Double glazed bay window to front, extensive range of matching wall and base units, sink and drainer unit and five ring gas oven.

### Dining Room

15'9" x 12'9" (4.82 x 3.9)

Double glazed windows and French doors to rear, feature cast iron fireplace with slate surround, carpet and radiator .

### Cloakroom W/C

5'4" x 2'6" (1.63 x 0.78)

Double glazed window to rear, close coupled W/C, wash basin and heated towel rail.

### Utility Room

11'5" x 6'0" (3.49 x 1.85)

Range of units and sink and drainer unit.

### Storage Room

8" x 7'7" (2.44m x 2.31m)

Double glazed window to side, wall mounted combination boiler and radiator.

### Utility/Storage

29'7" x 5'8" (9.04 x 1.74)

Door to front, door to rear, two radiators, plumbing for washing machine, power and light.

### First Floor Landing

Stairs to second floor.

### Bedroom

13'9" x 12'9" (4.20 x 3.9)

Double glazed window to front, carpet, radiator, feature fireplace with surround, and built in cupboard.

### Bedroom

14'2" x 11'6" (4.33 x 3.51)

Double glazed window to rear with views over the river Medway, carpet and radiator, feature fireplace with surround.

### Bedroom

10'6" x 6'11" (3.22 x 2.13)

Double glazed window to front, radiator and carpet.

### Cloakroom W/C

5'8" x 2'7" (1.74 x 0.8)

Double glazed window to rear, close coupled W/C, wash basin and heated towel rail.

### Second Floor

Entrance to loft and double glazed window to side.

### Bedroom

14'0" x 12'4" (4.27 x 3.76)

Double glazed window to rear with views of the river Medway, carpet, radiator, built-in cupboard and feature fireplace with surround.

### Bedroom

14'4" x 12'9" (4.38 x 3.9)

Double glazed window to front, carpet and radiator, feature fireplace with surround.

### Bathroom W/C

6'5" x 5'8" (1.96 x 1.73)

Double glazed window to side, matching suite comprising of panelled bath, close couple W/C, wash basin and heated towel rail.

### Shower room

5'6" x 4'9" (1.69 x 1.47)

Double glazed window to side, shower, wash basin and heated towel rail.

### Rear Garden

A good size well maintained and established garden, mainly laid to lawn with various flowers and shrubs, two sheds, green house, log store and vegetable patch.

### Off Road Parking

Off road parking to front for two vehicles.

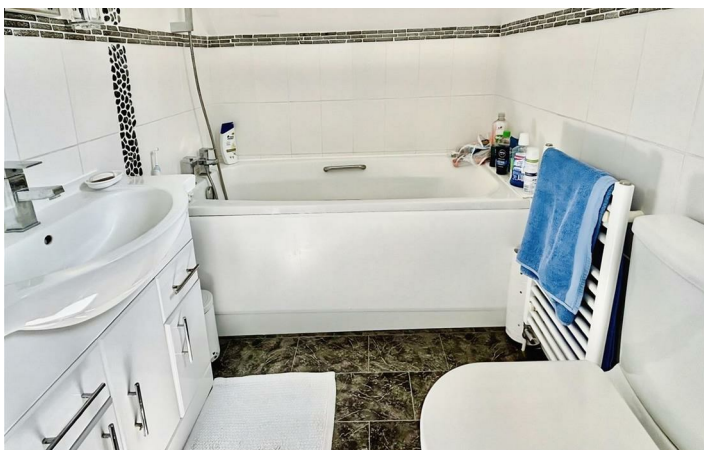
### Agents Note

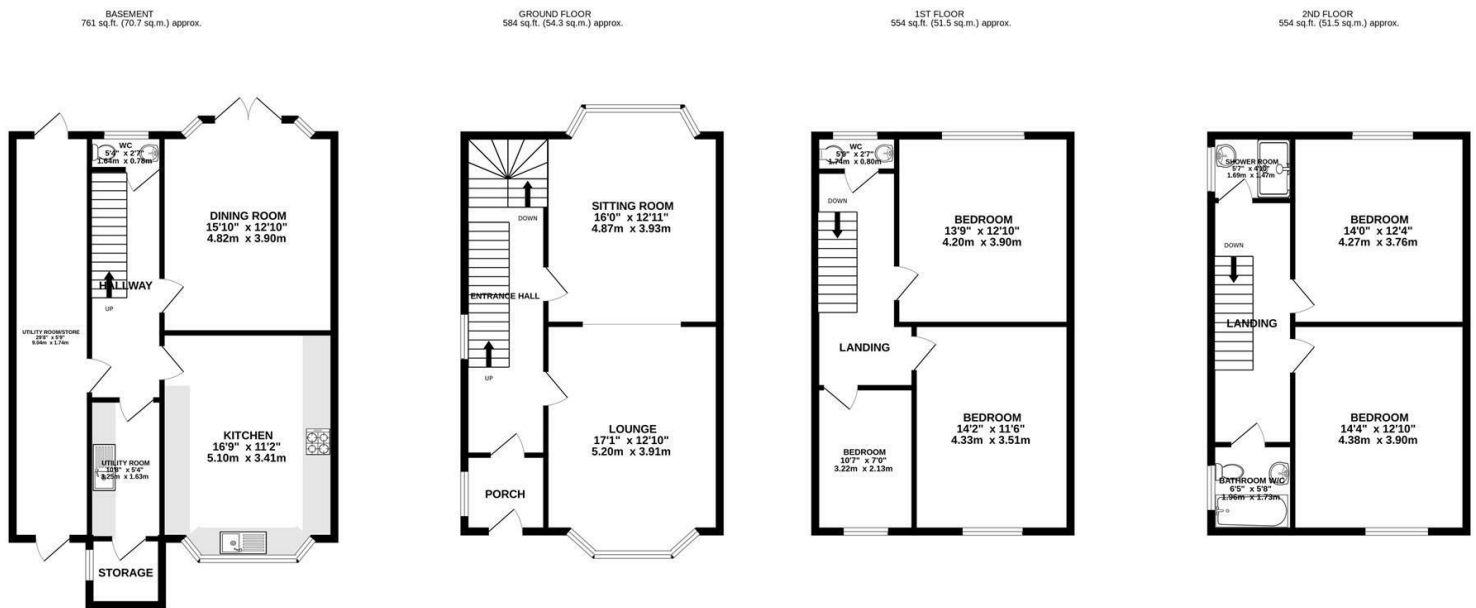
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### Agents

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.

Tel: 01634730672





TOTAL FLOOR AREA : 2454 sq.ft. (227.9 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) 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 |  |                         |           |
| 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) 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 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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.

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