

35 Valley View Road

Rochester, ME1 3NY

GREENLEAF PROPERTY SERVICES are delighted to introduce to the market this extended, versatile, and beautifully presented semi-detached house, enviably located just a short walk to the Rochester Grammar Schools. Boasting four bedrooms, two bathrooms, a stunning open-plan kitchen/breakfast room and equally impressive conservatory with vaulted roof. This spacious and light family home further benefits from a utility room, off road parking for two/three vehicles, and a beautifully established rear garden with large summerhouse complete with pool table to stay! There is also a bar and BBQ area, and a decked area with storage shed. Properties of this size and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch into hallway giving access to the lounge, bedroom four, kitchen/breakfast room through to the impressive conservatory/dining room; The utility room is accessed via the breakfast area and gives access to the shower room/WC; The upstairs landing gives access to three further bedrooms and the family bathroom.

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.

Price Guide £435,000

35 Valley View Road

Rochester, ME1 3NY

4 2 2 D

- SEMI-DETACHED HOUSE WITHIN A WALK OF ROCHESTER GRAMMAR SCHOOLS
- LARGE CONSERVATORY-DINING ROOM AND SEPARATE LOUNGE
- CLOSE TO STATION WITH 35 FAST TRAINS TO LONDON ST PANCRAS
- EPC GRADE D / COUNCIL TAX BAND D / FREEHOLD
- FOUR BEDROOMS / TWO BATHROOMS
- SPACIOUS SUMMERHOUSE WITH POOL TABLE TO STAY
- CLOSE TO HISTORIC HIGH STREET AND ALL LOCAL AMENITIES
- STUNNING OPEN-PLAN KITCHEN-BREAKFAST ROOM WITH UTILITY AREA TO SIDE
- BEAUTIFULLY ESTABLISHED GARDEN AND OFF ROAD PARKING FOR THREE CARS
- CLOSE TO ALL A2/M2/M20 ROAD LINKS

Entrance Porch

6'6",147'7" x 4'7" (2,45m x 1.4m)
With wood flooring and partially panelled walls, window to front with plantation shutters, downlighters, stylish front door, useful entrance porch for shoes and coats.

Hallway

15'5" x 5'8" (4.7m x 1.75m)
Spacious hallway with wood flooring and attractive neutral decor with feature wall and light, oak doors, under-stairs storage and further built-in storage cupboard, giving access to lounge, bedroom four, kitchen/breakfast room and stairs up to first floor.

Lounge

14'7" x 11'1" (4.45m x 3.4m)
Lovely cosy lounge to front of house with modern neutral decor, feature wall and light, media wall, feature fireplace and surround, bay window to front of house with plantation shutters.

Bedroom Four

13'9" x 6'2" (4.2m x 1.9m)
Double bedroom with skylight providing lots of natural light, window to front with shutters, spotlights, neutral carpet and decor.

Kitchen/Breakfast Room

17'8" x 15'3" (5.4m x 4.65m)
Stunning open-plan room for all the family, with stylish range of grey gloss kitchen cupboards to wall and floor with contrasting quartz worktops and splashbacks, integrated dishwasher, induction hob and oven, wine storage, beautiful neutral decor and large island with feature lights above, uplighters, grey wood-effect vinyl flooring, further breakfast bar area to side, window to rear, open-plan into conservatory/dining room, doorway into utility area and shower room/WC.

Conservatory/Dining Room

16'8" x 11'3" (5.1m x 3.45m)
Another stunning space to this beautiful property, larger than average conservatory/dining room with vaulted roof, feature wall and lights, radiators, double patio doors out to garden.

Utility Area

15'7" x 6'0" to 2'7" (4.75m x 1.85m to 0.8m)
Useful space to side of kitchen with plumbing and space for washing machine and dryer, large fridge-freezer, skylight providing lots of natural light, downlighters, neutral decor with grey vinyl flooring continued.

Shower Room/WC

8'6" x 3'1" (2.6m x 0.95m)
Modern downstairs shower room with white suite consisting of shower with stylish wall panels, WC and hand basin, automatic downlighters and extractor, window to rear, laminate flooring and feature vertical radiator.

Landing

8'6" x 7'0" (2.6m x 2.15m)
Spacious landing with neutral carpet and decor, window to side, loft access (boarded, light and ladder, housing boiler), oak doors, access to three bedrooms and family bathroom. There is also useful aircon to this area for all year round use.

Bedroom One

14'7" x 10'0" (4.45m x 3.05m)
Good size double bedroom with built-in wardrobes, feature light and downlighters, window to front with shutters, neutral carpet and decor with feature wall.

Bedroom Two

11'5" x 10'0" (3.5m x 3.05)
Further double bedroom with neutral carpet and decor with feature wall, downlighters, window to rear with pleasant outlook over gardens and school playing fields. Separate wardrobes, possibly to stay.

Bedroom Three

8'4" x 7'0" (2.55m x 2.15m)
Single bedroom with attractive feature wall and light, modern neutral carpet and decor, window to front with shutters,

Bathroom

7'10" x 6'0" (2.4m x 1.85m)
Spacious and light bathroom with white suite consisting of attractive bath with feature downlighters above, basin and WC built-in to stylish vanity cupboard, attractive splashback tiles and neutral decor with laminate flooring, vertical radiator, a beautiful space to start and end your day.

Summerhouse

17'4" x 14'1" (5.3m x 4.3m)
Impressive size summerhouse with power and light, lovely feature wall lights, pool table and dartboard area to stay, paved patio space to front complete with bar, a great place for outdoor entertaining all year round.

Garden

Lovely established lawn garden with variety of plants, flowers and shrubs, fully fenced with raised decked area to side and storage shed, central pathway leading to the summerhouse, with bar area to side to stay.

Off Road Parking

Generous block-paved off road parking for two/three vehicles.

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

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








A MEAL
WITHOUT
WINE
IS CALLED
BREAKFAST









Greenleaf

Sales • Lettings • Mortgages

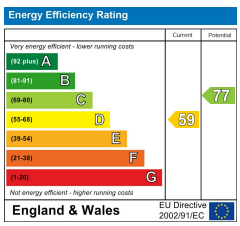
GROUND FLOOR
1176 sq.ft. (109.2 sq.m.) approx.

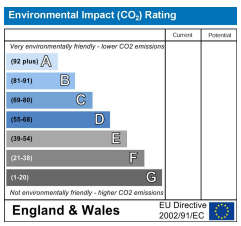
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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.
Made with Metropix ©2026





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.

160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk