



Sir Evelyn Road, Rochester, ME1 3NE

Asking Price £680,000

- Stunning Four Bedroom Home
- Spacious accommodation throughout
- Detached garage
- Fully fitted quality kitchen
- Desirable residential location
- Large, well maintained garden

The Poplars Sir Evelyn Road, Rochester ME1 3NE

We are delighted to offer for sale this substantial four bedroom detached family house, located in a quiet residential area of Borstal and within the much sought after catchment area for top performing Grammar Schools and also close to the historic high street of Rochester with Cathedral, Norman Castle and Independent Kings School. Rochester and its surrounding area also boasts a wide range of shopping and sports facilities, excellent motorway links for M2/M25 network and high speed train station into London St Pancras/Kings Cross and Victoria. Once inside this beautiful home you will find a spacious hallway, leading of this a superb lounge opening to a dining room, well appointed spacious kitchen/breakfast room, utility room and dog shower room! Upstairs there are four bedrooms, the master with en suite shower and a family bathroom. Outside are beautiful, well tended gardens to the front and rear and a large detached brick built garage approached via the rear. Contact the sales team at Wright & Co for your earliest appointment to view!



Council Tax Band: F



ENTRANCE DOOR TO:-

ENTRANCE HALL

Spacious hall with impressive dog leg staircase to first floor, built in cupboard, radiator, attractive wood block flooring

LOUNGE

13'6" x 12'9"

Double glazed window to front, log burner, radiator, wood block flooring, dividing doors to:-

DINING ROOM

14'9" x 12'9"

Double glazed patio door to rear garden, fireplace, radiator, wood block flooring

KITCHEN/BREAKFAST ROOM

L-shaped, window to front and window to rear, range of quality base and eye level cupboard and drawer units with associated work tops, butler sink, RICHMOND cooking range with extractor fan above, integral dishwasher, tiled walls, tiled floor, radiators, wood burner

UTILITY ROOM

10'5" x 5'2"

Window to side, range of base and eye level cabinets, inset sink unit with mixer taps, space and plumbing for washing machine, tumble dryer, heated towel rail, integrated fridge, tiled floor, tiled walls, door to:

SHOWER ROOM

Raised shower unit ideal for washing dogs, pedestal wash hand basin, low level W.C, heated towel rail, tiled floor

FIRST FLOOR LANDING

Built in cupboards, access to roof space, window to front, doors to:-

BEDROOM ONE

14'9" x 13'1"

French doors with Juliet balcony to rear, two radiators, walk in wardrobe cupboard

EN SUITE SHOWER

Shower cubicle with shower unit, pedestal wash hand basin, low level W.C, tiled splashbacks, heated towel rail

BEDROOM TWO

12'1" x 10'5"

Window to front, built in cupboards, radiator

BEDROOM THREE

11'5" x 11'5"

Window to rear, radiator

BEDROOM FOUR

11'11" x 8'6"

Window to front, radiator

BATHROOM

8'2" x 7'4"

Window to rear, luxury roll top bath with mixer taps and shower unit over, wash hand basin, close couple W.C, tiled walls and floor, radiator, heated towel rail

EXTERIOR REAR

Very neat enclosed rear garden with large patio area leading to a lawned garden with feature fish pond, wooden garden shed, double gates leading to:-

DETACHED GARAGE

17'4" x 9'2"

Of brick construction with wooden double doors, light and power

EXTERIOR FRONT

Lawned garden with established trees, bushes, hedges etc, drive way for off street parking for two vehicles



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

