



Watts Avenue | | Rochester | ME1 1RX

Guide price £1,000,000





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Exceptional Five-Bedroom Victorian Home | Central Rochester | Guide £1,000,000–£1,200,000

A Rare Period Residence – Premier Location – Elegant Family Living

Set on one of Rochester’s most prestigious tree-lined roads, this exceptional five-bedroom Victorian semi-detached home blends timeless character with modern comfort. Beautifully updated, it offers spacious accommodation across three floors with three reception areas, a bespoke kitchen, two family bathrooms, and a luxurious ensuite master suite — enhanced by underfloor heating to ensuite and top floor bathroom, a south-facing walled garden, workshop, and private parking in the form of a car port.

**Entrance**  
20'6 x 7'5 (6.25m x 2.26m )

**Lounge**  
17' x 14'7 (5.18m x 4.45m )

**Dining Room**  
15'7 x 12'6 (4.75m x 3.81m )

**Sun Room**  
11'10 x 8'6 (3.61m x 2.59m )

**Kitchen**  
11'9 x 10' (3.58m x 3.05m )

**Utility Room**  
10'4 x 8'10 (3.15m x 2.69m )

**Bedroom 1**  
16'9 x 12' (5.11m x 3.66m )

**Ensuite**  
9'9 x 8'3 (2.97m x 2.51m )

**Bedroom 2**  
15'3 x 12' (4.65m x 3.66m )

**First Floor Bathroom**  
10 x 6'10 (3.05m x 2.08m )

**Bedroom 3**  
15'6 x 12 (4.72m x 3.66m )

**Bedroom 4**  
13'6 x 12 (4.11m x 3.66m )

**Bedroom 5**  
10'6 x 10'6 (3.20m x 3.20m )

**Bathroom**  
10'5 x 9'7 (3.18m x 2.92m )

**Reception Room**  
**Conservatory**

**Cloakroom**

**Rear Garden**

**Landing and Staircase**

**Study**

**Shower Room**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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