



Watts Avenue | Rochester | ME1 1RX

Guide price £900,000



# Watts Avenue | Rochester | ME1 1RX

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Guide Price £900,000 - £1,000,000. Set along the ever-desirable Watts Avenue in Rochester, this substantial Victorian semi-detached residence offers approximately 2,400 sq. ft. of versatile living accommodation arranged over multiple levels, making it ideal for large families, multigenerational living or those seeking flexible work-from-home space.

The property retains a wealth of period charm, including stained-glass detailing, bay windows and elegant proportions, while offering practical modern living throughout. Three generous reception rooms provide excellent versatility, whether used as formal sitting rooms, family spaces or additional bedrooms if required. A bright conservatory enjoys pleasant garden views and opens directly onto the rear patio, creating a seamless link between indoor and outdoor living.

- 6 spacious bedrooms
- 3 modern bathrooms
- Victorian semi-detached house
- Large south-facing patio
- Private rear garden
- Close to town centre
- Near Rochester station
- Charming architectural features
- Viewing recommended

### Entrance Hall

**Lounge/Bedroom**  
16'9" x 14'4" (5.1x4.36)

**Sitting Room**  
20'10" x 12'4" (6.35m x 3.77m)

**Conservatory**  
16'8" x 12'4" (5.09m x 3.77m)

**Kitchen**  
9'3" x 7'10" (2.83m x 2.39m)

**Shower Room**  
13'8" x 9'3" (4.16m x 2.83m)

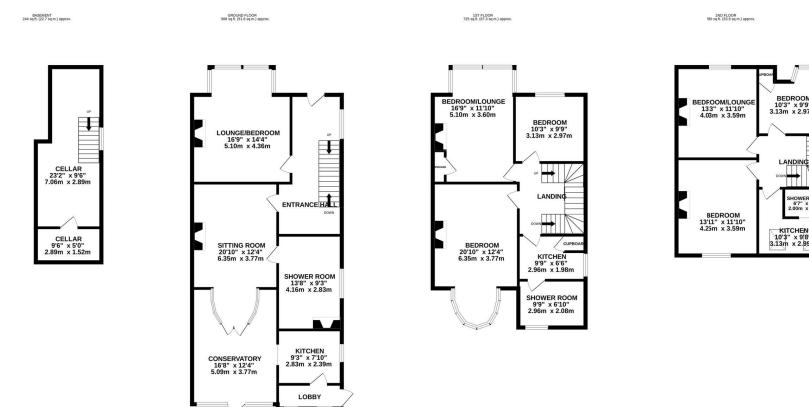
**Primary Bedroom**  
20'10" x 12'4" (6.35m x 3.77m)

**Bedroom/Lounge**  
16'9" x 11'10" (5.1x3.6)

**Bedroom**  
10'3" x 9'9" (3.13x2.97)



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		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA: 2537 sq ft. (235.7 sq m.) approx.  
While every effort 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 errors, omissions or inaccuracies. This floorplan is for general information purposes only and is not intended to be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

2B Crow Lane

Rochester

Kent

ME1 1RF

01634 829080

admin@machin-lane.co.uk

<https://www.machin-lane.co.uk/>