



Deacon House Deacon Close

Rochester, Kent, ME2 3QQ

GREENLEAF are delighted to introduce this impressive and spacious four bedroom detached house with integral garage and off road parking for 2/3 cars in the sought-after Strood location of Rochester. This beautifully presented family home boasts a stunning kitchen/diner running the full width of the property to the rear, and has been much improved in recent years to include a new kitchen, bathroom, boiler, windows, facias and soffits, radiators, flooring, carpets, shed and summerhouse, it really is simply ready to move into and enjoy. The layout briefly consists of: Hallway giving access to lounge, WC, kitchen/diner, and internal door to garage; the spacious upstairs landing gives access to four bedrooms, bathroom and shower room. The garden can be accessed via the kitchen/diner and boasts a pleasant lawn area, good size patio for summer dining, attractive raised pond feature, and cosy summerhouse and storage shed both with power and light. Located in a peaceful cul de sac in a sought-after residential area yet close to quality local schools, leisure facilities, shops and amenities, A2/M2/M20/M25 road links, and station with 35 minute fast trains to London, we recommend viewing at your earliest convenience to avoid disappointment.

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.

Price Guide £399,995

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- DETACHED HOUSE
- IMPRESSIVE KITCHEN/DINER WITH SEPARATE LOUNGE
- CUL DE SAC IN QUIET RESIDENTIAL LOCATION
- CLOSE TO TOWN, HISTORIC ROCHESTER AND ALL LOCAL AMENITIES
- FOUR BEDROOMS
- INTEGRAL GARAGE AND OFF ROAD PARKING
- CLOSE TO QUALITY LOCAL SCHOOLS
- SHOWER ROOM, BATHROOM AND DOWNSTAIRS WC
- RECENTLY EXTENSIVELY REFURBISHED THROUGHOUT AND READY TO MOVE INTO
- CLOSE TO A2/M2/M20 ROAD LINKS

Hallway

18'8" 6'2" (5.7m 1.9)

Front door into spacious hallway giving access to lounge, garage, kitchen/diner, WC, storage cupboard, and stairs up to first floor. Neutral laminate flooring and decor.

Lounge

16'4" x 11'5" (5.0m x 3.5m)

Good size lounge with neutral carpet and decor, feature wall with electric fireplace and surround, bay window to front, double doors into kitchen/diner from here.

WC

4'11" x 2'11" (1.5m x 0.9m)

With white WC and hand basin/vanity unit, grey tiled flooring, partial neutral wall tiles with decorative border.

Kitchen/Diner

26'10" x 10'5" (8.2m x 3.2m)

Impressive, spacious kitchen/diner running full width of house to rear, access from lounge and hallway, patio doors and separate door into garden from here. This recently newly appointed kitchen area boasts a good range of cream-colour wall and floor units, quality "Rangemaster" style Smeg gas cooker, contrasting black vinyl worktops with neutral partially tiled splashbacks with decorative feature, window to rear, grey tiled flooring, and downlighters. The dining area is open plan from here and has ample room for table and chairs, cupboards, with a feature wall to one end. Double doors from here into lounge.

Landing

14'5" x 5'10" to 11'5" x 3'3" (4.4m x 1.8m to 3.5m x 1.0m)

Spacious and light landing with Velux window to front, neutral carpet and decor continues, access to four bedrooms, bathroom, and separate shower room.

Master Bedroom

11'11" x 10'7" (3.65m x 3.25m)

With window to front of house, spacious double bedroom with neutral carpet and decor, air-conditioning unit for all year round comfort.

Bedroom Two

10'11" x 8'6" (3.35m x 2.6m)

Another spacious double bedroom with window to front of property and neutral carpet and decor.

Shower Room

6'10" x 3'3" (2.1m x 1.0m)

Handy shower room to side of master bedroom, (en suite potential if required?), with cream wall and floor tiles, white basin over vanity unit, shower, and downlighters.

Bedroom Three

10'11" x 8'6" (3.35m x 2.6m)

Formerly a double bedroom, now with fitted wardrobes and cupboards for use currently as a spacious dressing room, easily converted back to double bedroom if desired, neutral carpet and decor.

Bedroom Four

10'2" x 7'6" (3.1m x 2.3m)

Smaller double bedroom with window to rear, currently used as an office, neutral grey carpet and decor.

Bathroom

7'10" x 7'6" (2.4m x 2.3m)

Spacious and attractive recently new bathroom with vinyl flooring and fully tiled walls with decorative features, velux window to rear of house, white suite consisting of bath, basin and WC.

Garage

18'4" x 8'6" (5.6m x 2.6m)

Up and over door to front, internal door from

hallway of house, door out to side of house.

New quality boiler located here, power and light, currently used as storage/utility room, potential for further accommodation subject to new owners wishes.

Front of House

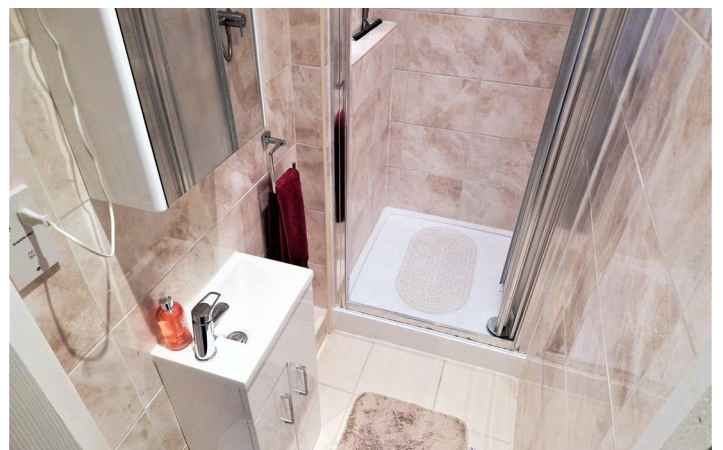
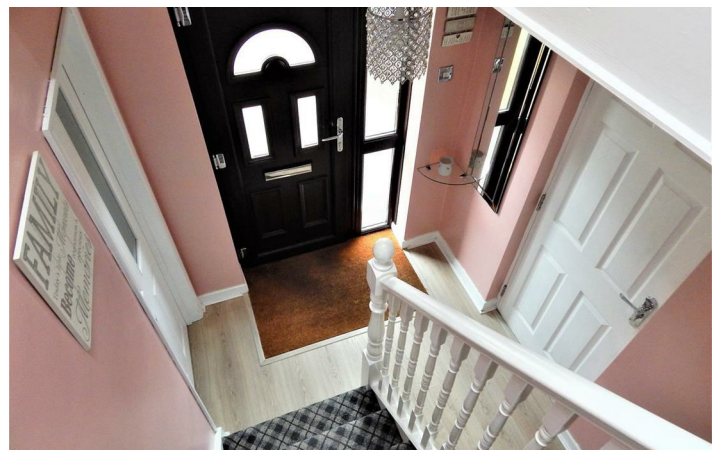
Attractive looking four bedroom detached house, set back from road on quiet cul de sac, off road parking for 2 cars, lawn area/potential for more parking if required, integral garage, recent new windows, facias and soffits in recent years. Access to rear of property via pathway which runs from front to side of house.

Garden

Beautifully presented rear garden, with ample patio area for outdoor dining, side access to front of house, manageable lawn area, good size storage shed and attractive summerhouse both with power and light, brick-built BBQ, raised pond feature, nice selection of established plants and shrubs in raised flower beds.

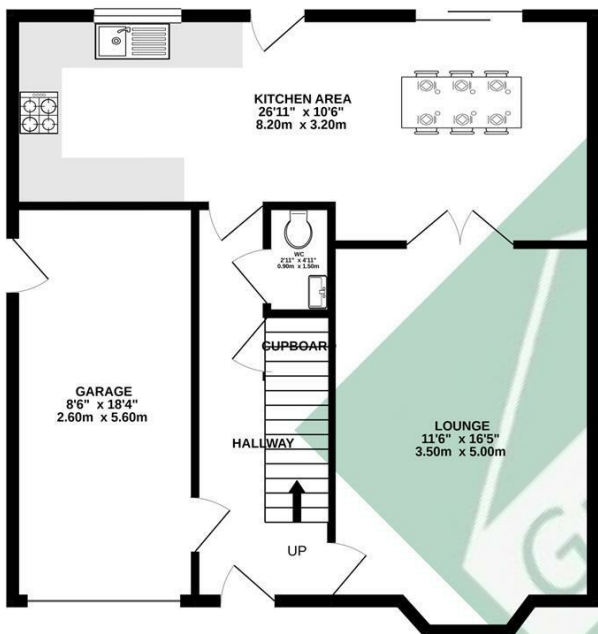
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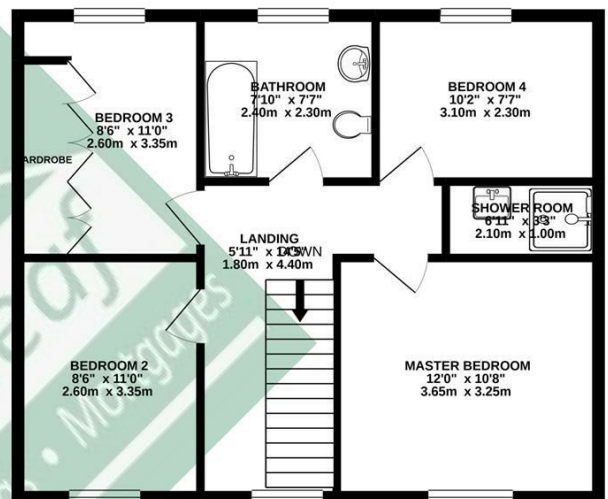




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

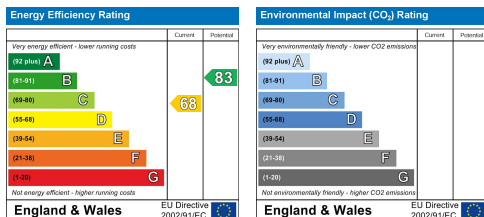


1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA - 1331 sq.ft. (123.7 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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