



3 Cornwall Road Rochester, ME1 3DR

GREENLEAF PROPERTY SERVICES are delighted to introduce this unique semi-detached house, available for the first time in 60 years, in a highly sought-after location in Rochester ME1. This versatile property is bursting with potential, and boasts spacious accommodation throughout including two/three bedrooms, reception room and lounge/bedroom three, a good size kitchen/breakfast room with garden room to side, and a large loft room with potential for conversion to further accommodation subject to planning permissions. Further benefits include a detached garage, off road parking, new roof and glazing in 2012 (approx), many original features, and a good size established rear garden backing onto a conservation area. Whilst this family home has been much loved and cared for by the previous owners for many years, the opportunity is there to update and refurbish to your own personal taste, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Spacious entrance hallway giving access to bedrooms one and two, bathroom, lounge/bedroom three out to balcony to rear, and reception room giving access to stairs up to the loft rooms, and down to the kitchen/breakfast room on the lower ground floor; from here a door leads out to the garden, with doorway access into the garden room to the side of the kitchen/breakfast room; a gate leads to the detached garage, there is also a patio area, and a beautifully established peaceful rear garden backing onto the local conservation area.

Located a short walk to highly regarded schools including Kings and St Andrews private schools, Rochester Grammar Schools and the historic High Street with a wealth of restaurants, cafes and boutiques, Norman castle and famous cathedral, all A2/M2/M20 road links are a short drive away. Rochester train station offers a fast service into London St Pancras of approx 40 minutes. We look forward to hearing from you soon.

Price Guide £375,000

3 Cornwall Road

Rochester, ME1 3DR



- SEMI-DETACHED FREEHOLD HOUSE IN HIGHLY SOUGHT-AFTER LOCATION
- POTENTIAL FOR LOFT CONVERSION SUBJECT TO PLANNING
- GOOD SIZE REAR GARDEN BACKING ONTO CONSERVATION AREA
- EPC GRADE E / COUNCIL TAX BAND C
- TWO/THREE BEDROOMS/GARDEN ROOM/ GARAGE/MUCH POTENTIAL!
- POTENTIAL FOR LARGE KITCHEN/DINER SUBJECT TO PLANNING
- WALK TO HIGHLY REGARDED SCHOOLS AND HISTORIC HIGH STREET
- IN NEED OF MODERNISATION AND UPDATING THROUGHOUT
- GARAGE AND OFF ROAD PARKING
- CLOSE TO A2/M2/M20 ROAD LINKS AND STATION WITH FAST TRAINS TO LONDON

Hallway

17'4" x 3'11" (5.3m x 1.2m)

Spacious hallway giving access to all rooms to the ground-floor, with neutral carpet and decor.

Bathroom

With suite consisting of bath, basin and WC, radiator, partial neutral wall tiles and carpet to floor, window to side.

Reception Room

11'9" x 10'2" (3.6m x 3.1m)

With neutral carpet and decor, window to rear with conservation area views, picture rails, panelled cupboard, access up to loft rooms, stairwell down to lower ground-floor.

Bedroom One

15'1" x 11'1" (4.6m x 3.4m)

Good size double bedroom with bay window to front of house, picture rails, original fireplace and surround, neutral carpet and decor.

Bedroom Two

13'1" x 10'5" (4.0m x 3.2m)

Further double bedroom with window to front of property, built-in wardrobe, picture rails, neutral carpet and decor.

Lounge/Bedroom Three

14'7" x 12'9" (4.45m x 3.9m)

Good size room currently used as a lounge but potential for bedroom three subject to new owners wishes. With working original fireplace and surround, picture rails, neutral carpet and decor, and double doors with windows either side out to the balcony overlooking the garden and conservation area.

Balcony

14'7" x 2'7" (4.45m x 0.8m)

Fantastic good size bonus balcony area with

peaceful views across the garden and beyond.

Kitchen/Breakfast Room

18'2" x 12'3" (5.55m x 3.75m)

Located on lower ground-floor, good size room, with partial fitted cupboards, worktop and breakfast bar, open-plan to further area with window to side, door to garden with window to side, gas hob, and open doorway to utility space. Potential to knock through to garden room to side from here, subject to usual permissions.

Utility Space

6'10" x 2'11" (2.1m x 0.9m)

Currently with plumbing for washing machine, window to side.

Garden Room

14'3" x 11'9" (4.35m x 3.6m)

Useful bonus room located to side of the kitchen/breakfast room and accessed from the patio, therefore offering the opportunity to knock-through to create an impressive kitchen/diner for all the family, subject to usual permissions. Currently with laminate flooring and neutral decor, potential for a variety of uses.

Loft and Storage Rooms

13'1" x 12'5" (4.0m x 3.8m)

The main loft room is of a good size, is partially boarded and has power and light. There are two further good size loft areas, and in our opinion the loft in general offers great potential for further accommodation, as have others in the road, subject to the new owners wishes and usual planning permissions.

Garden

Good size established rear garden, peaceful and quiet, backing onto conservation area, with patio area to rear of house, fully fenced,

with a gate leading out to the garage. Potential for a fantastic garden space for all the family.

Garage

Brick built garage, located to side and rear of property. Off road parking to front of garage.

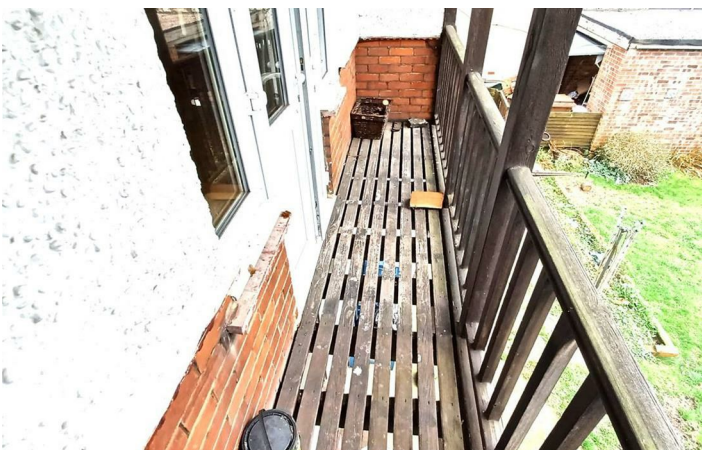
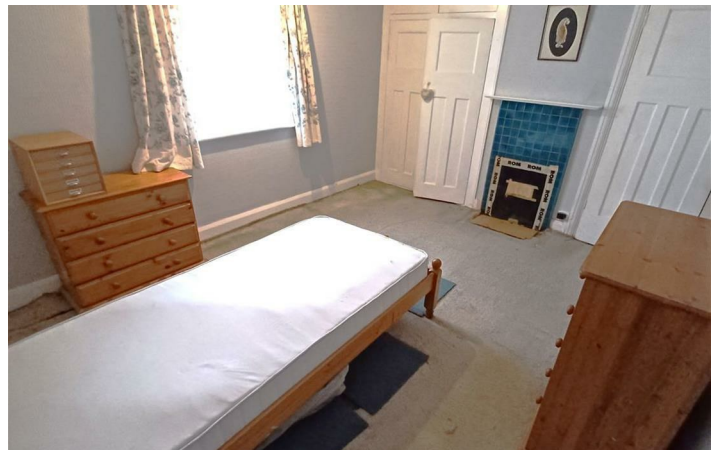
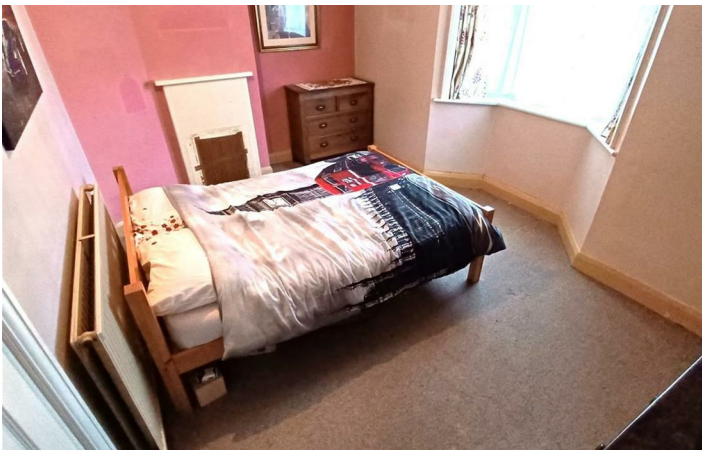
Agents Note

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Agents Note

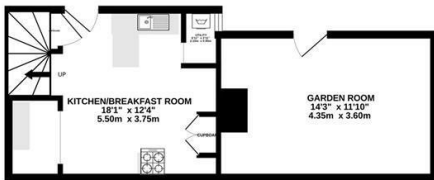
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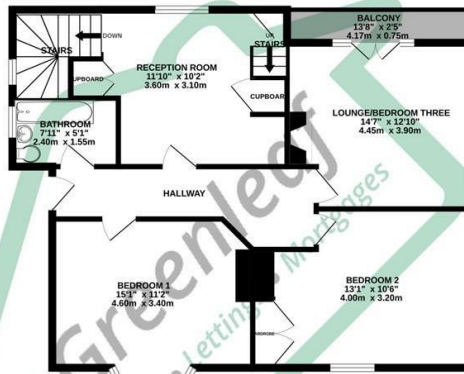




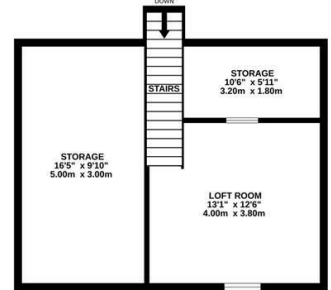
LOWER GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.

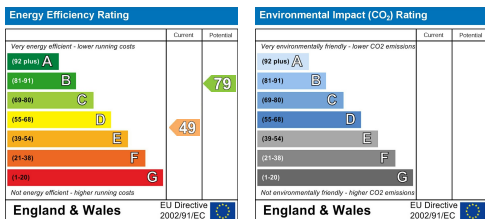


1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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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