



10 Valley View Road

Rochester, Kent, ME1 3PB

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom extended semi detached house to the market, on the sought-after Valley View Road Rochester, with NO ONGOING CHAIN. The accommodation comprises of entrance hall, Lounge, sitting room, dining area, fitted kitchen, conservatory, utility room with cloakroom W/C and garden room. To the first floor there are three bedrooms and family bathroom W/C with separate shower. The property benefits from a garage to side, off road parking, good size rear garden and further workshop/garage to rear measuring approximately 8.6m x 5.33m. This lovely family home is ready to move into and enjoy, whilst also offering potential for the new owners to add their own stamp to the property as and when desired.

Located within a walk of the highly regarded Rochester Grammar School and Sir Joseph Williamson's Mathematical School, all A2/M2/M20 road links are a short drive away. Nearby historic Rochester High Street offers a range of restaurant, cafes, boutiques and independent shops, as well as the Norman castle and famous cathedral. Leisure and shopping amenities are also nearby, whilst Rochester station offers a 35 minute fast train service to London St Pancras. Whether you are a first-time buyer, buy-to-let investor or simply down-sizing, interest is sure to be strong in this well presented and located family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band D. EPC Grade D.

Offers In The Region Of £425,000

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- NO CHAIN!
- DOWNSTAIRS CLOAKROOM W/C
- 8.6M X 5.33M WORKSHOP/GARAGE TO REAR
- COUNCIL TAX BAND D
- EXTENDED ACCOMMODATION
- FIRST FLOOR BATHROOM/SHOWER ROOM W/C
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GARAGE TO SIDE AND OFF ROAD PARKING
- EPC GRADE D

Entrance Porch

Entrance Hall

Lounge

15'3" x 11'5" (4.66 x 3.48)

Sitting Room

10'7" x 10'3" (3.24 x 3.13)

Dining Area

10'3" x 7'2" (3.13 x 2.19)

Kitchen

17'8" x 9'4" (5.39 x 2.86)

Utility Room

7'9" x 7'4" (2.38 x 2.24)

Cloakroom W/C

Conservatory

17'10" x 11'3" (5.46 x 3.43)

Garden Room

12'7" x 7'6" (3.86 x 2.30)

First Floor Landing

Bedroom

15'2" x 10'0" (4.64 x 3.07)

Bedroom

10'7" x 9'0" (3.25 x 2.76)

Bedroom

8'1" x 7'2" (2.48 x 2.19)

Bathroom/Shower Room W/C

7'10" x 6'2" (2.4 x 1.90)

Rear Garden

Garage

15'9" x 7'10" (4.82 x 2.40)

Roller shutter door, power and light.

Off Road parking

For two vehicles.

Workshop/Garage

28'2" x 17'5" x 10'11" (8.6 x 5.33 x 3.33)

Roller shutter door. Power and Light.

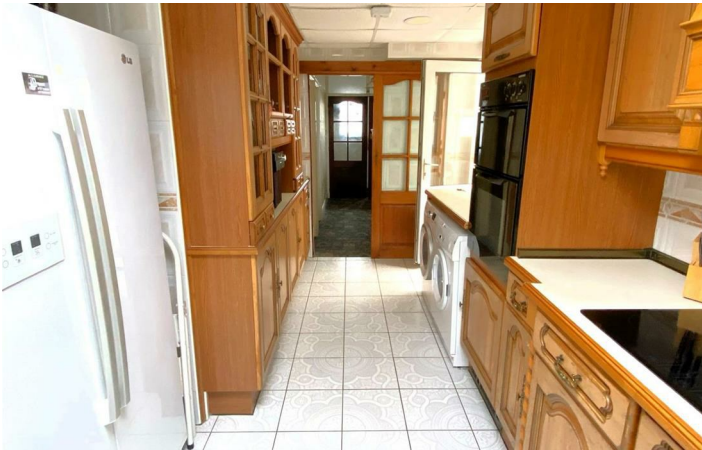
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales

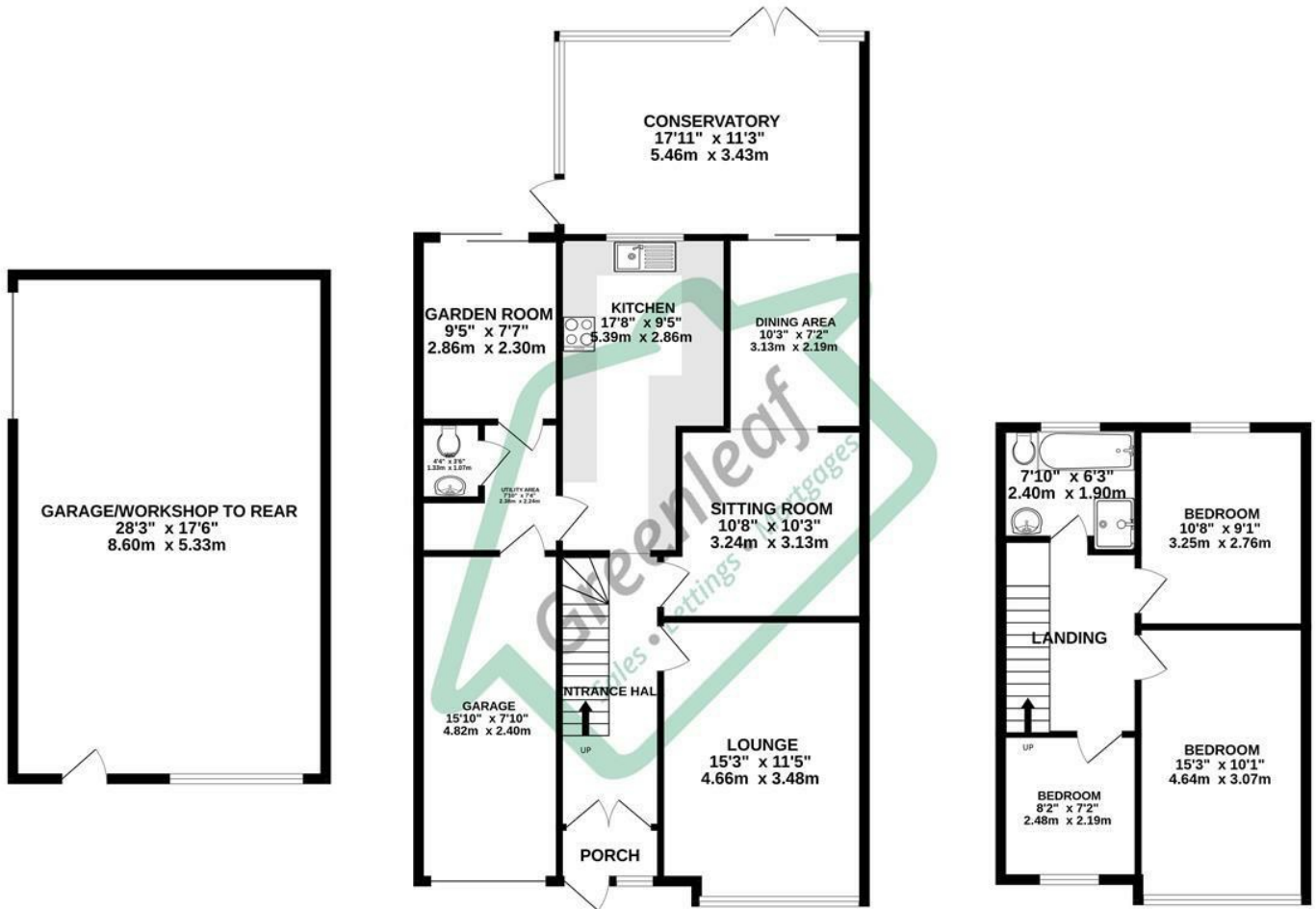
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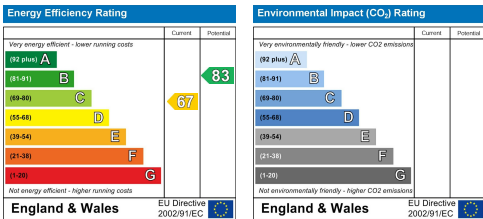
GROUND FLOOR
1596 sq.ft. (148.2 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 2038 sq.ft. (189.3 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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