



3 Ridley Road

Rochester, ME1 1UL

GREENLEAF Property Services are delighted to present this characterful and spacious semi-detached period house to the market, set on one of Rochester's most sought-after roads. Immaculately presented, this imposing and charming bay-fronted family home retains many original features throughout, whilst further benefits include a pretty and easily maintained rear garden, separate lounge and dining room, useful cellar (currently used as an office) and upstairs bathroom with separate WC.

The layout briefly comprises of: Entrance hall, lounge, separate dining room, garden room, cellar, fitted kitchen and utility room; to the first floor there are two double bedrooms, family bathroom/shower room, and WC.

This beautiful family home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away.

Properties of this calibre and in this condition are rarely available, we recommend viewing at your earliest convenience to avoid disappointment. EPC Grade D. Council Tax Band C.

Price Guide £425,000

3 Ridley Road

Rochester, ME1 1UL



- SOUGHT-AFTER LOCATION
- CELLAR (CURRENTLY USED AS AN OFFICE)
- GARDEN ROOM
- EPC GRADE D / COUNCIL TAX BAND C
- SEMI-DETACHED PERIOD PROPERTY
- FIRST FLOOR BATHROOM W/C
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- FITTED KITCHEN AND UTILITY ROOM
- CLOSE TO HISTORIC HIGH STREET, STATION, ROAD LINKS, AND HIGHLY REGARDED SCHOOLS.

Entrance hall

Double-glazed door to front, radiator and stairs to first floor.

Lounge

14'5" x 12'0" (4.4 x 3.68)

Double glazed sash windows to front, exposed varnished floorboards, radiator and working fireplace with decorative surround.

Dining Room

12'10" x 12'1" (3.93 x 3.7)

Exposed varnished floor boards, radiator, built-in cupboard, entrance to cellar, kitchen and door to garden room.

Garden Room

12'0" x 6'3" (3.68 x 1.93)

Double-glazed French doors to rear, radiator and wood panelled flooring.

Kitchen

12'0" x 7'9" (3.67 x 2.38)

Range of matching wall and base units, sink and drainer, double oven with five ring gas hob and extractor fan over, integral slimline dishwasher, tiled flooring, entrance to:

Utility Room

8'2" x 6'4" (2.50 x 1.95)

Double-glazed windows and stable door to rear,

plumbing for washing machine, space for fridge freezer.

Cellar

13'5" x 10'9" (4.11 x 3.30)

Double-glazed window to front, power, light, carpet and radiator.

First Floor Landing

Split level landing with entrance to loft.

Bedroom

15'3" x 12'2" (4.67 x 3.71)

Two double-glazed sash windows to front, wood panelled flooring, radiator and feature fireplace with surround.

Bedroom

13'3" x 9'6" (4.06 x 2.91)

Double-glazed sash window to rear, wood panelled flooring, feature fireplace with surround, radiator and built-in cupboard.

Bathroom/Shower Room

8'9" 7'8" (2.67 2.34)

Double glazed sash window to rear, heated towel rail, built-in cupboard housing boiler and hot water tank, matching suite comprising of panelled bath with shower over and vanity wash basin.

W/C

Close coupled W/C and wash basin.

Rear Garden

Mainly paved with raised boarders, patio area and side access.

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 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, and are not precise. 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.



Directions

Tel: 01634730672

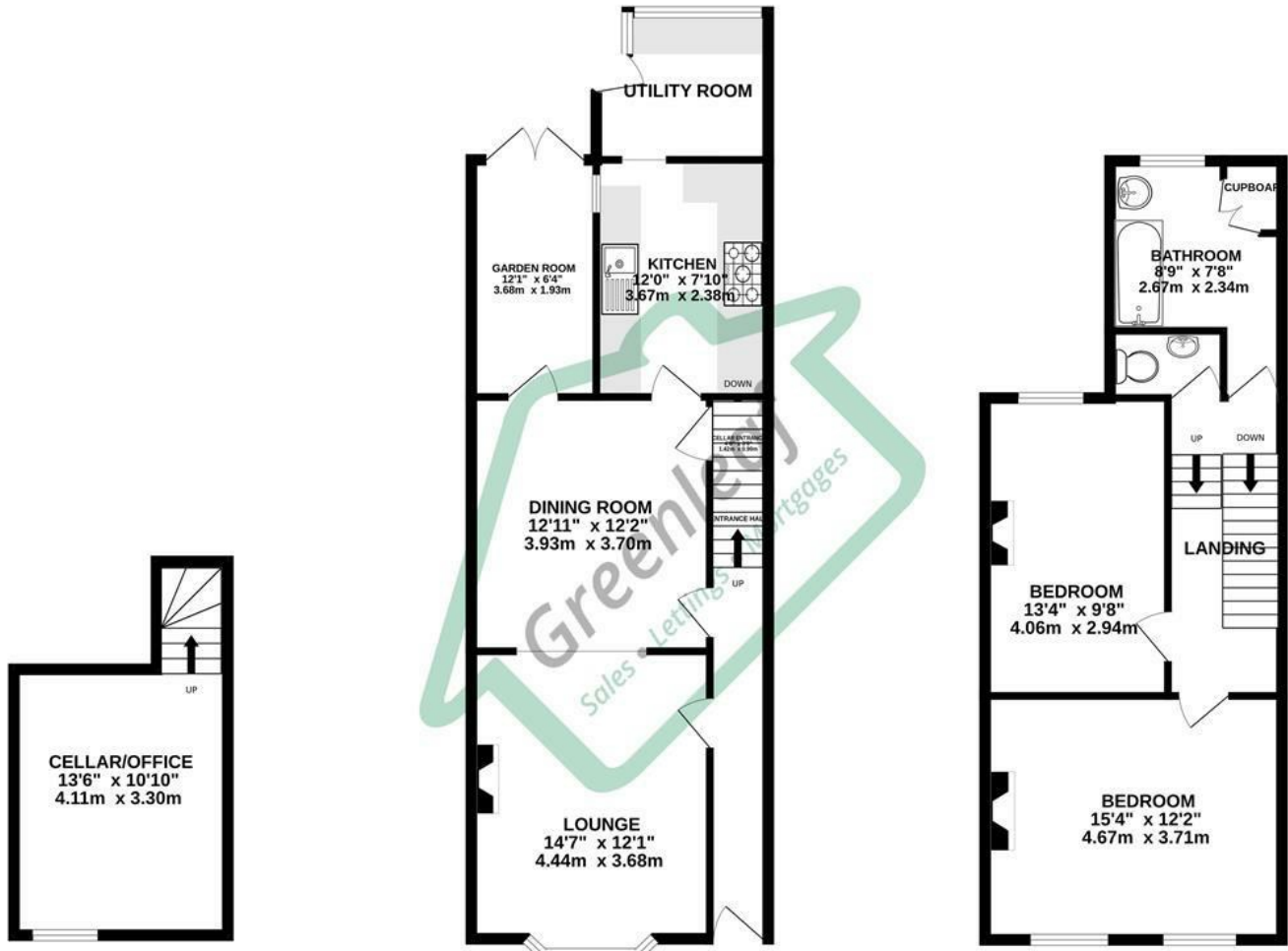




BASEMENT
166 sq.ft. (15.4 sq.m.) approx.

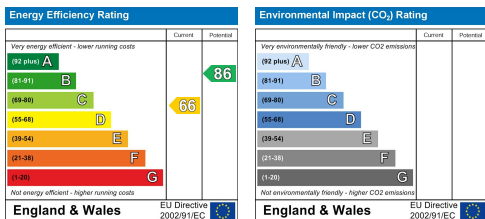
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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