



180 St. Williams Way

Rochester, ME1 2PE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented three bedroom semi-detached house for sale, in sought-after Rochester, ME1. This stylish bay-fronted family home boasts a very impressive extension to the rear providing a fantastic dining/living room for all the family, with patio doors leading out to the good size established rear garden with decked and tiled patio areas. Further benefits include a spacious separate lounge with log burner, stunning kitchen/breakfast room, downstairs WC, and three good size bedrooms. The property has been much loved and cared for by the current owners and is simply ready to move into and enjoy.

The layout briefly consists of: Hallway giving access to the lounge to front of house, stairs up to first floor, through to the WC, kitchen/breakfast room, and open-plan to the extension/dining/family room; The upstairs landing gives access to three good size bedrooms and bathroom. The garden can be accessed via both the kitchen/breakfast room and the extension/dining room.

Located within walking distance of highly regarded schools and a short drive to all A2/M2/M20 road links, nearby historic Rochester offers a fine selection of restaurants, bars, boutiques, the famous cathedral and Norman castle, and beautiful riverside walks, whilst the bi-annual Dickens Festivals provide a great weekend for all ages. Also close by are Rochester and Chatham stations, offering a fast service into London St Pancras, whilst all local/shopping amenities are a short walk/drive away.

Whether you're a first-time buyer or looking to downsize, this immaculate property needs to be viewed, we recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £365,000

180 St. Williams Way

Rochester, ME1 2PE



- EXTENDED SEMI-DETACHED HOUSE
- DOWNSTAIRS WC/CLOAKROOM
- WELL PRESENTED GARDEN
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO SCHOOLS/ HISTORIC HIGH STREET AND ALL LOCAL AMENITIES
- THREE GOOD SIZE BEDROOMS
- IMPRESSIVE DINING ROOM EXTENSION
- CLOSE TO A2/M2/M20 ROAD AND STATIONS WITH FAST TRAINS TO LONDON

Hallway

Spacious hallway with laminate flooring and neutral decor, window to front of property, access to lounge, WC, under-stairs storage, doorway into kitchen/breakfast room through to dining room extension.

Lounge

Spacious room to front of house with log burner, bay window, modern neutral carpet and decor, useful built-in cupboard.

WC

Useful downstairs WC/cloakroom, with white suite consisting of WC and hand basin, grey splashback tiles and neutral decor, downlighters.

Kitchen/Breakfast Room

Stunning and spacious room with good range of gloss kitchen wall and base units with built-in range cooker, contrasting black vinyl worktops, laminate flooring, black metro-tile splashbacks and neutral decor, integrated dishwasher and freezer, built-in cupboard housing washing machine and dryer with further worktop space, door out to rear of property, large breakfast bar leads open-plan into the dining room extension from here. Further window to side of room also.

Dining/Living Room Extension

Very impressive extension to rear of property with laminate flooring and neutral decor, downlighters, skylight providing lots of natural light, further window to side, and windows to rear

either side of double doors out to the decked area, patio, and garden. Plenty of room for large table and chairs and other furniture, a great space for all the family.

Landing

Landing with neutral carpet and decor giving access to three good size bedrooms, bathroom, storage cupboard with quality combi boiler, and loft. (The loft is partially boarded and has a light).

Bedroom One

Good size double bedroom with bay window to front of house/fitted blinds, neutral carpet and decor with feature wall.

Bedroom Two

Further double bedroom with neutral carpet and decor, built-in cupboard, window to rear/fitted blinds.

Bedroom Three

Good size single bedroom with window to front/fitted blinds, neutral carpet and decor, built-in cupboard.

Bathroom

With white suite consisting of bath, WC and basin, grey vinyl flooring with neutral wall tiles/decorative border tiles, vertical white radiator, window to rear of property.

Garden

Good size garden with spacious raised decked patio area directly to rear and side of property, further tiled patio a few steps down leading to a beautifully established lawn garden area, far-reaching views taking in Rochester and the cathedral, side access, a great space for all the family.

Agents Note 1

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 2

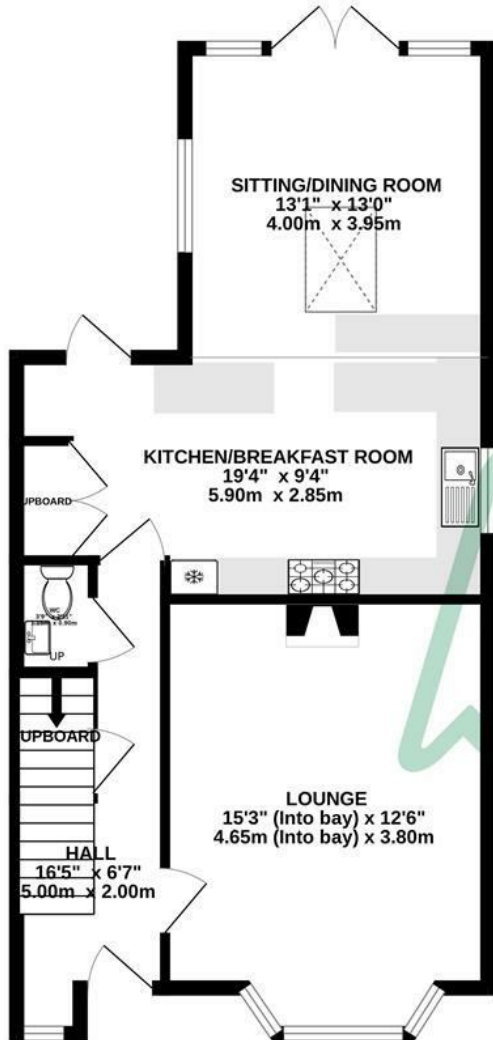
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Tel: 01634730672

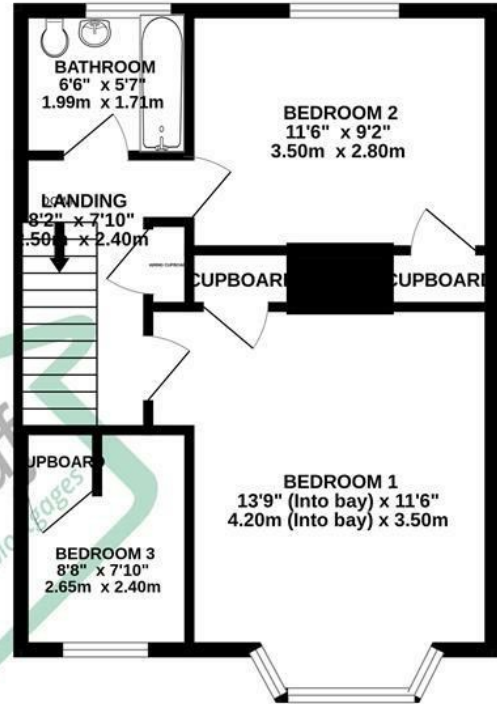




GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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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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			
		82	69
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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