



16 Grange Way Rochester, ME1 3DU

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented semi-detached bay-fronted house to the market for the first time in many years, in a highly sought-after residential location within Rochester ME1. Boasting three good size bedrooms, a stunning open-plan lounge-diner, a recently updated stylish kitchen-breakfast room, downstairs utility/WC, and upstairs bathroom, this truly impressive and spacious 1930s family home further benefits from a garage to the side, ample block-paved off-road parking, conservatory, and a great size established rear garden with rear access into the garage and store room behind. The spacious landing offers potential to extend into the loft, and also over the garage, subject to usual permissions and the new owners wishes.

The layout briefly consists of: Hallway giving access to the open-plan lounge/diner through to conservatory, kitchen/breakfast room through to WC/utility, and stairs up to the first floor; the first floor landing gives access to three good size bedrooms, family bathroom, and loft with potential.

Set in a quiet residential crescent in a rarely available and sought-after location a short walk from highly regarded private and state schools, all local amenities and A2/M2/M20 road links are nearby. The historic High Street is within walking distance also, and offers a fine selection of cafes, restaurants, bars and boutiques, as well as the ever popular Norman castle, famous cathedral, and bi-annual Dickens festivals. Nearby Rochester station offers a 40 minute fast service into London St Pancras, whilst Blue Water shopping centre is a 20 minute drive away. Properties of this calibre, in this location are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £475,000

16 Grange Way

Rochester, ME1 3DU



- EXTENDED SEMI-DETACHED HOUSE IN HIGHLY SOUGHT-AFTER LOCATION
- GARAGE AND USEFUL STORAGE AREA / OFF ROAD PARKING / UTILITY ROOM AND WC
- WALK TO HIGHLY REGARDED SCHOOLS AND ALL LOCAL AMENITIES
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD HOUSE
- THREE GOOD SIZE BEDROOMS
- GREAT SIZE OPEN-PLAN LOUNGE/DINER
- CLOSE TO HISTORIC HIGH STREET, CAFES, RESTAURANTS, CASTLE AND CATHEDRAL
- BEAUTIFULLY PRESENTED BAY-FRONTED PROPERTY WITH RECENT KITCHEN AND BATHROOM UPDATE
- EXTENDED KITCHEN WITH CONSERVATORY TO SIDE AND GOOD SIZE GARDEN
- CLOSE TO STATION WITH FAST TRAINS TO LONDON AND ALL A2/M2/M20 ROAD LINKS

Hallway

14'9" x 5'8" (4.5m x 1.75m)

Spacious and light entrance hallway with laminate flooring, neutral decor and dado rail, access to lounge and dining areas, kitchen-breakfast room, and stairs up to first floor.

Lounge Area

13'11" x 10'9" (4.25m x 3.3m)

Great size light room with bay window and fitted blinds to front of house, laminate flooring and neutral decor continued with stylish feature wall, open-plan to the dining area to rear.

Dining Area

12'3" x 11'3" (3.75m x 3.45m)

Another good size room with laminate flooring and neutral decor continued, plenty of space for sizable dining table and chairs, double doors lead to conservatory.

Kitchen/Breakfast Room

17'0" x 9'0" (5.2m x 2.75m)

Stylish and spacious kitchen/breakfast room with good range of white gloss wall and base units with contrasting worktops, grey tile-effect vinyl flooring, black metro-tiled splashbacks and neutral decor, vertical white radiator. Boasting a gas hob, built-in oven, integrated dishwasher, fridge-freezer and bin storage, window to rear overlooking garden, and doorways into conservatory and utility rooms. The quality boiler is also located here, new just a couple of years ago for extra peace of mind.

Utility Room/WC

7'10" x 4'11" (2.4m x 1.5m)

With further worktop and useful extra storage, integrated washing machine and cupboard, WC, basin and vanity unit, window to rear of property.

Garden Room/ Conservatory

9'10" x 7'10" (3.0m x 2.4m)

Useful and versatile room giving access out to the garden via sliding patio doors, vinyl flooring and neutral decor, door to side into kitchen/breakfast room also.

Landing

7'4" x 7'2" (2.25m x 2.2m)

Spacious and light landing with large window to side of house, neutral carpet and decor with dado rail, original doors into bedrooms and bathroom. Space and potential for a loft conversion, subject to permissions and new owners wishes. (The loft is currently boarded, has light and ladder, and is insulated).

Bedroom One

12'3" x 11'5" (3.75m x 3.5m)

Good size double bedroom with window and fitted blinds to rear of property overlooking gardens, generous range of fitted wardrobes and cupboards, neutral carpet and decor.

Bedroom Two

12'5" x 10'9" (3.8m x 3.3m)

Another good size double bedroom with bay window to front of house, neutral carpet and decor.

Bedroom Three

9'0" x 7'4" (2.75m x 2.25m)

Good size single bedroom with feature bay window to front, neutral carpet and decor.

Bathroom

7'4" x 7'2" (2.25m x 2.2m)

Spacious bathroom with white suite consisting of bath, basin/vanity unit, WC, separate shower, window to rear, attractive partial wall tiles with decorative feature tiles to shower area, tile-effect vinyl flooring and vertical towel rail/radiator.

Garage and Off Road Parking

17'6" x 8'4" (5.35m x 2.55m)

Good size single garage with power and light, potential for further accommodation subject to usual permissions and new owners wishes.

Storage Area

5'6" x 5'4" (1.70m x 1.65m)

Useful storage area to rear of garage and accessed via a door to the side.

Garden

With paved patio area for outdoor dining and BBQs, good size established lawn garden with a range of plants and shrubs, storage shed, all fully fenced and offering a private and peaceful quiet outlook.

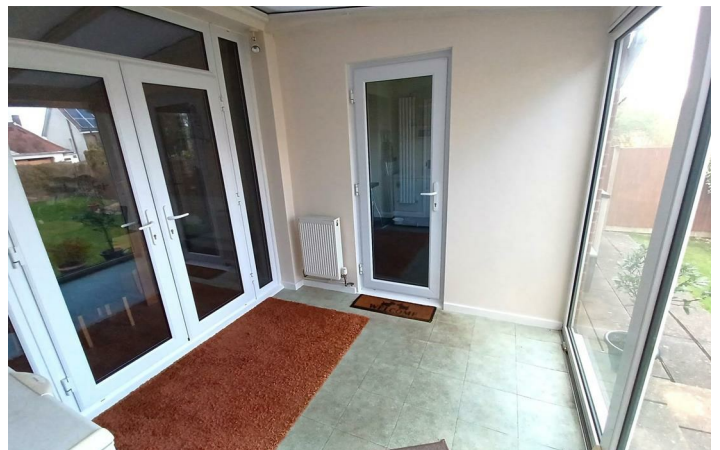
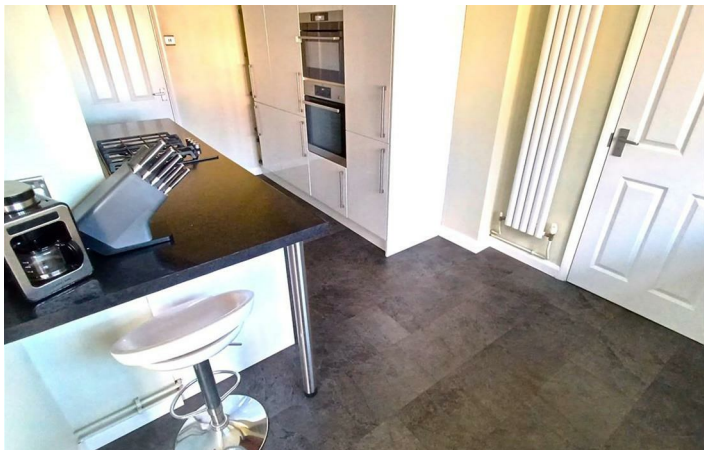
Agents Note

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Agents Note

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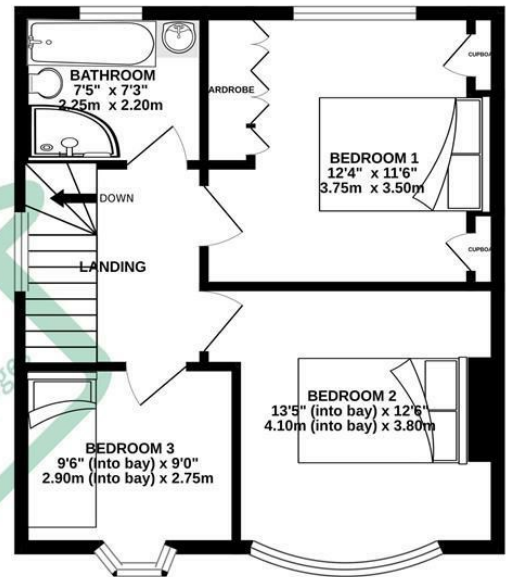
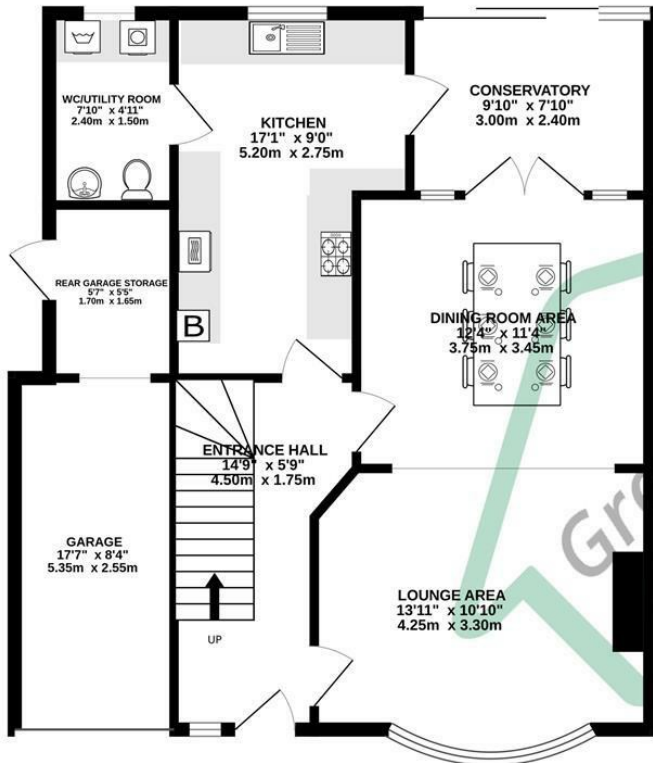
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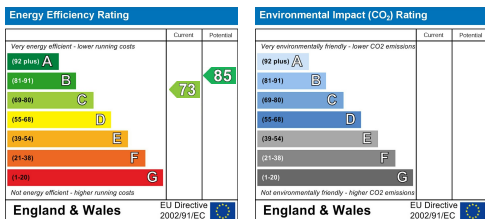
GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

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



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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