



## 199 Cliffe Road

Rochester, Kent, ME2 3DN

GREENLEAF are delighted to introduce this impressive three bedroom detached bay-fronted house to the market, in ever-popular Strood Rochester. Set in an imposing elevated position and boasting off road parking and established sizeable gardens to front, side and rear, this beautifully presented 1930s family home further benefits from a stunning kitchen/breakfast room extension to the rear, a recent new boiler, bi-fold doors out onto the patios, and has been fully refurbished throughout in recent years.

The layout briefly consists of: Hallway giving access to stairs up to first floor, downstairs shower/utility/WC, lounge, open-plan to dining area, open plan to the kitchen/extension; the upstairs landing gives access to three bedrooms and family bathroom. The opportunity exists for further accommodation into the recently boarded loft, or to the side of the house subject to PP, with lapsed planning in place for a potential garage.

The property is located within a walk to Strood town and all local amenities including the station with fast trains to London, and the beautiful Broomhill Park with far reaching views across the river to Rochester castle, cathedral and beyond, whilst quality local schools for all age groups and A2/M2/M20 road links are close by. Just over the bridge, the historic Rochester High Street awaits with a range of bars, restaurants and boutiques, castle and cathedral. This is an opportunity not to be missed, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £460,000**

# 199 Cliffe Road

## Rochester, Kent, ME2 3DN



- DETACHED THREE BEDROOM HOUSE
- BEAUTIFUL GOOD SIZE GARDENS
- GARAGE AND GOOD SIZE PATIO
- CLOSE TO A2/M2/M20 ROAD LINKS TO LONDON AND COAST
- 1930S BAY-FRONTED PROPERTY
- TWO BATHROOMS
- OPEN PLAN DOWNSTAIRS ACCOMMODATION
- STUNNING KITCHEN EXTENSION
- WALKING DISTANCE TO BROOMHILL PARK AND STUNNING VIEWS
- WALK TO QUALITY LOCAL SCHOOLS, AMENITIES, AND STATION WITH FAST TRAINS TO LONDON

### Hallway

11'9" x 5'2" (3.60 x 1.6)

With laminate flooring and neutral decor, stairs up to first floor ahead, access to shower room/utility, doorway into lounge and rest of groundfloor from here.

### Shower Room

9'2" x 6'2" (2.8 x 1.9)

With white suite consisting of shower, basin and WC, neutral wall and floor tiles, quality boiler (new with all radiators in 2017), and plumbing for washing machine here too.

### Lounge Area (Open plan to Dining Area)

14'2" x 11'5" (4.32 x 3.50)

Attractive cosy lounge area with bay window to front of house, fireplace (currently closed), neutral decor and carpet, open plan to lounge area from here.

### Dining Area (open plan to kitchen/breakfast room)

13'5" x 10'2" (4.1 x 3.1)

With laminate flooring and neutral decor, conveniently located dining area off the lounge, and open plan into kitchen extension.

### Kitchen/Breakfast Room

16'10" x 13'1" (5.13m x 3.99m)

Stunning kitchen/breakfast room with feature large skylight creating a special feel to this space. The "Tewkesbury" kitchen from Howdens features integrated Neff appliances including fridge-freezer, dishwasher, built-in quality oven and microwave, wine fridge, and twin butler sink, all complimented by slate-effect worktops and splashbacks, a range of neutral grey wall and floor cupboards, and quality laminate flooring. Bi-fold doors lead onto the equally impressive patios and gardens.

### Landing

Spacious landing giving access to three bedrooms, family bathroom and loft. (N.B.- the loft is fully insulated, partially boarded, and offers potential for further accommodation subject to planning).

### Bedroom One

13'9" x 10'5" (4.2 x 3.2)

Spacious double bedroom with bay window to front of house offering beautiful and far reaching views across Rochester. With feature fireplace, neutral carpet and decor.

### Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

Another double bedroom with partial river views to the rear of the house and a lovely aspect overlooking your garden, built-in cupboard, neutral carpet and decor.

### Bedroom Three

7'2" x 6'2" (2.2 x 1.90)

Single bedroom with attractive feature bay-window to front of house with far reaching views, neutral carpet and decor.

### Bathroom

5'10" x 6'2" (1.8 x 1.9)

With tasteful cream-colour wall and floor tiles, white suite consisting of bath, basin and WC, window to rear of property.

### Gardens

To the rear of the property, and accessed via the 5-pane bi-folding doors from the kitchen/extension, (access also from gate to side and rear of garage), is the extensive patio to rear and side of house with beautiful sandstone paving, a wealth of established flowers, plants, shrubs, and trees, fish-pond, vegetable patch, attractive ample lawn areas, shed, all fully fenced and ready to enjoy. The opportunity exists to potentially extend to the

side of the property, subject to planning and new owners wishes.

### Front of House

This attractive looking bay-fronted house is set up and back from the road in an elevated position, steps lead up to the covered storm porch, a side gate gives access to the rear, further access via the off-road parking located to the side of the house.

### Off Road Parking

Newly block-paved off road parking with access to the rear via steps up to the garden. There is lapsed planning permission for the placement of a garage further to the rear of the property to provide more off road parking, subject to the new owners wishes.

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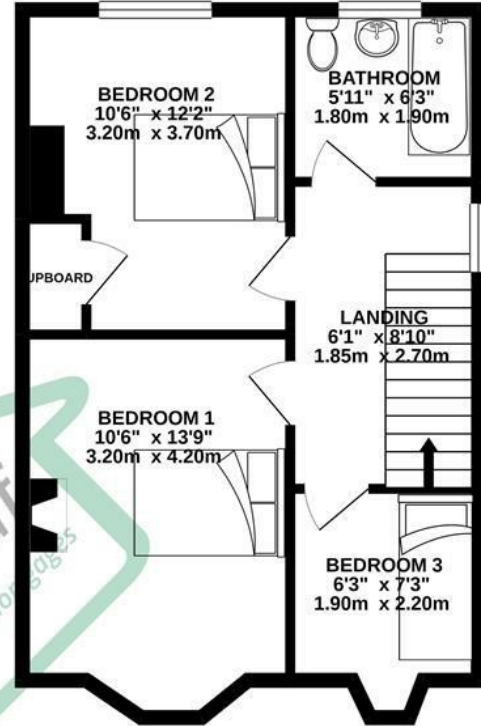
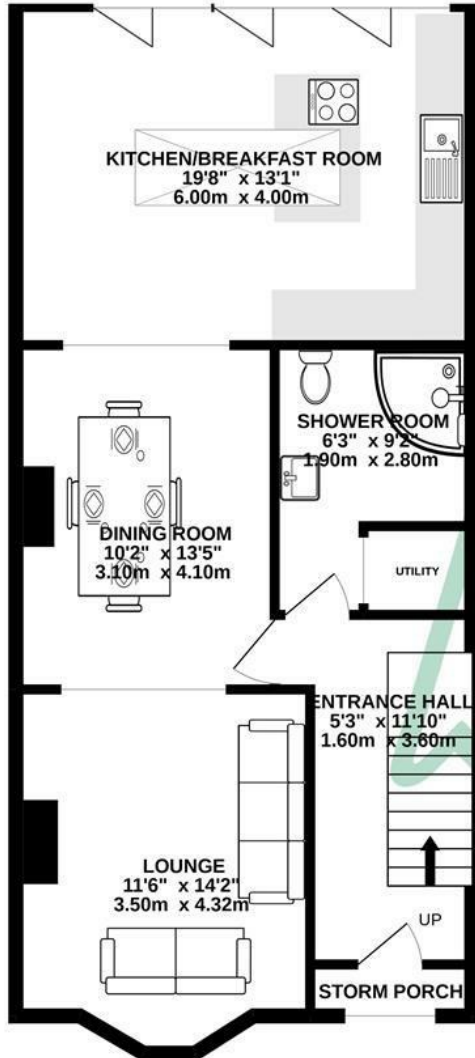
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GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
49	85		

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