



## 533 Maidstone Road

Rochester, ME1 3PJ

GREENLEAF PROPERTY SERVICES are delighted to introduce this well-presented end of terrace house to the market, on the sought-after Maidstone Road, Rochester ME1. Boasting two good size double bedrooms, a stylish upstairs bathroom, a spacious kitchen and lounge/diner, this lovely family home further benefits from an attractive good size garden with patio and brick-built storage shed, gated side access to the rear, and a front garden with strong potential to adapt to off-road parking as others have done in the road, subject to usual permissions and the new owners wishes. The property has been well cared for by the current owners and offers the potential for the new owners to simply move in and enjoy.

The layout briefly consists of: Compact hallway with storage cupboard, giving access into the kitchen out to the garden, and lounge/diner with stairs to rear up to the first floor; The upstairs landing gives access two double bedrooms and the well-appointed bathroom.

Located within walking distance of Rochester's sought-after grammar schools, further schools for all age groups are a short distance away. All A2/M2/M20 road links and bus stops are nearby, as is the historic High Street with its range of cafes, restaurants, bars, boutiques, and famous cathedral and Norman castle. Rochester and Chatham stations offer a fast service into London St Pancras, whilst all local shops and amenities are within walking distance also.

Whether you are a first-time buyer or looking to add to your portfolio, this end of terrace property is sure to be of interest, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £260,000**

# 533 Maidstone Road

Rochester, ME1 3PJ



- END OF TERRACE FREEHOLD HOUSE
- SPACIOUS KITCHEN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND STATION WITH FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- TWO DOUBLE BEDROOMS AND UPSTAIRS BATHROOM
- GOOD SIZE ESTABLISHED LAWN GARDEN WITH STORAGE SHED
- CLOSE TO ROCHESTER CASTLE AND CATHEDRAL
- OPEN-PLAN LOUNGE/DINER
- WALK TO HIGHLY REGARDED SCHOOLS AND ALL LOCAL AMENITIES
- CLOSE TO HISTORIC HIGH STREET AND RANGE OF CAFES, BARS AND BOUTIQUES

## Hallway

4'7" x 5'4" (1.4m x 1.65m)

Useful area with space for shoes and coats, storage cupboard, laminate flooring and white walls, access into lounge/diner, and ahead to kitchen.

## Lounge/Diner

17'0" x 11'9" (5.2m x 3.6)

Spacious room with laminate flooring and white walls, under-stairs storage cupboard, large window to front of room with stairs to the rear of the room up to the first floor, with window to rear also.

## Kitchen

12'1" x 9'2" (3.7m x 2.8m)

Spacious kitchen with good range of white wall and base units, separate gas cooker and hob, washing machine and fridge-freezer, neutral splashback tiles with white walls, grey tiled flooring, two built-in cupboards, quality boiler located here also. There is a window to rear offering lots of natural light into the room, and a door out to the patio and garden.

## Landing

6'2" x 2'11" (1.9m x 0.9m)

With neutral carpet and decor,

window to rear with garden views, access into two double bedrooms and bathroom from here.

## Bedroom One

13'9" x 10'9" (4.2m x 3.3m)

Good size double bedroom with neutral carpet and decor, window to front and side of house, built-in cupboard.

## Bedroom Two

11'3" x 9'2" (3.45m x 2.8m)

Further good size double bedroom with neutral carpet and decor, window to front of house, built-in cupboard housing water tank.

## Bathroom

5'10" x 5'6" (1.8m x 1.7m)

Attractive bathroom with white suite consisting of bath with shower over, WC and basin built-into vanity unit, stylish neutral wall tiles and contrasting wood-effect vinyl flooring, window to rear.

## Garden

Lawn garden to front of house offering the potential for off road parking subject to permissions and new owners wishes. To the rear, there is a paved patio area with useful brick-built storage shed, side access to front of house, and a

good size established and private lawn garden.

## 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

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 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 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.

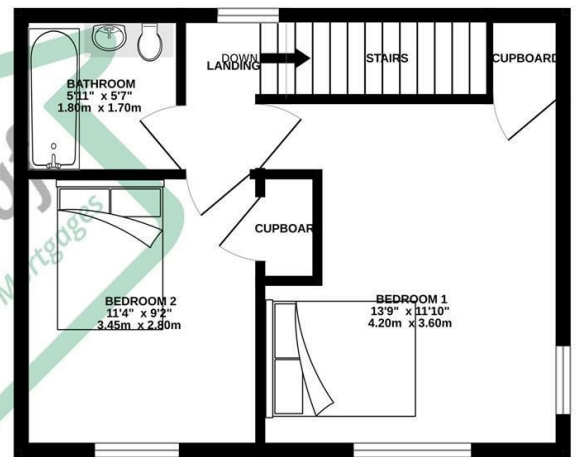
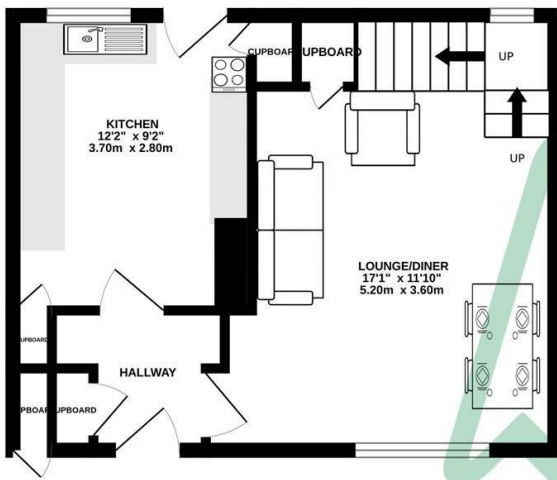
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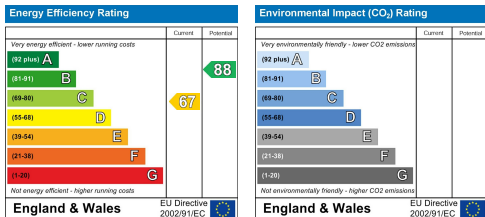
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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