



## 482 City Way

Rochester, ME1 2TN

GREENLEAF Property Services are delighted to introduce this stunning five double bedroom semi-detached house to the market, in sought-after City Way, ME1 Rochester. Immaculately presented, this fantastic family home boasts spacious accommodation throughout, an integral double garage, an in-out driveway with off road parking for several vehicles, and is ready to simply move into and enjoy.

The layout briefly comprises of; Hallway giving access to garage, dining room, shower room W/C, lounge, stairs up to the first floor, and an impressive kitchen/breakfast room. Upstairs the landing gives access to four double bedrooms with en-suite shower to master and family bathroom W/C. The spacious top floor offers an excellent size fifth bedroom, beautifully presented en-suite bathroom W/C and an en-suite dressing room which has the potential for use as a sixth bedroom. The property further benefits from a well maintained garden with patio area and two summerhouses.

Located conveniently close to all A2/M2/M20 road networks and train station with 35 minute fast trains to London, the historic High Street with it's range of quirky boutiques, restaurants, bars and bi-annual Dickens festivals is also close by, as are highly regarded schools for all age groups including two grammar schools and St. Andrews and Kings Private schools. The famous cathedral, Norman castle, River Medway, local leisure facilities and amenities are all just a short walk away. Properties of this calibre and location are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D/ Council Tax Band F.

**Offers In The Region Of £725,000**

# 482 City Way

## Rochester, ME1 2TN



- SOUGHT-AFTER LOCATION & NO CHAIN!
- FIVE DOUBLE BEDROOMS
- ENSUITE SHOWER W/C & ENSUITE BATHROOM W/C
- DOWNSTAIRS SHOWER ROOM W/C
- DOUBLE GARAGE & OFF ROAD PARKING FOR SEVERAL VEHICLES
- IMMACULATELY PRESENTED
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS & IMPRESSIVE KITCHEN/BREAKFAST ROOM
- CLOSE TO A2/M2/M20 ROAD LINKS, SCHOOLS, AND STATION WITH FAST TRAINS TO LONDON
- EPC GRADE D/COUNCIL TAX BAND F

### Entrance Hall

### Downstairs Shower Room W/C

7'5 x 3'9 (2.26m x 1.14m)

### Lounge

21'4 x 16'6 (6.50m x 5.03m)

### Dining Room

15'1 x 12 (4.60m x 3.66m)

### Kitchen/Breakfast Room

25'1 x 10'4 (7.65m x 3.15m)

### First Floor Landing

### Bedroom

17'2 x 13'5 (5.23m x 4.09m)

### Ensuite Shower Room W/C

10 x 4'8 (3.05m x 1.42m)

### Bedroom

15'2 x 11'3 (4.62m x 3.43m)

### Bedroom

13'8 x 10'7 (4.17m x 3.23m)

### Bedroom

11'11 x 10 (3.63m x 3.05m)

### Bathroom W/C

9 x 6'9 (2.74m x 2.06m)

### Second Floor

### Bedroom

16'8 x 15'7 (5.08m x 4.75m)

### Ensuite Bathroom W/C

10'4 x 5'10 (3.15m x 1.78m)

### Walk in Wardrobe

10'6 x 9'08 (3.20m x 2.95m)

### Garden

### Double Garage

18'2 x 17'8 (5.54m x 5.38m)

### Off Road Parking

### 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, 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.

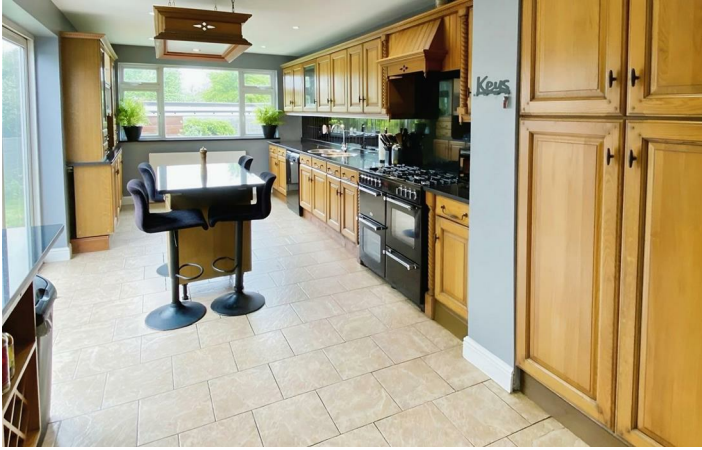
### Agents Note

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.



### Directions

Tel: 01634730672

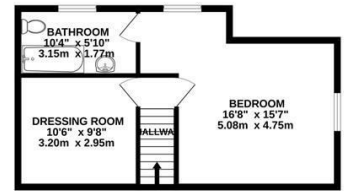
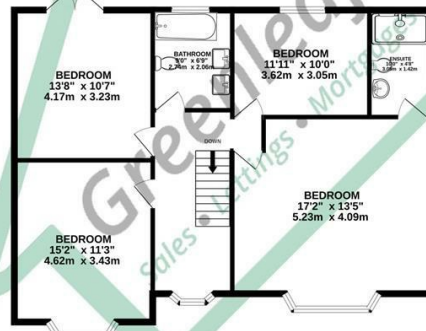
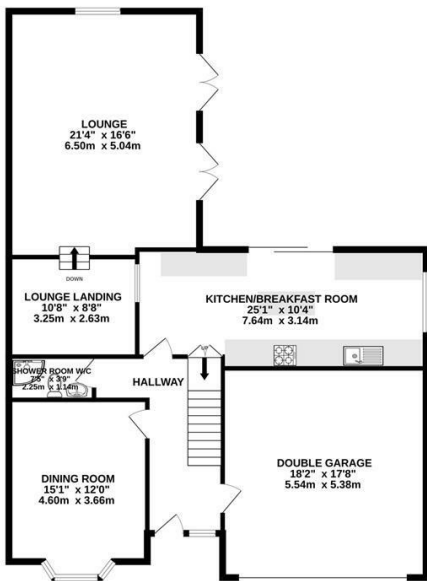




GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.

1ST FLOOR  
939 sq.ft. (87.3 sq.m.) approx.

2ND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 2680 sq.ft. (248.9 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.