Greenleaf
Sales • Lettings • Mortgages

282 City Way

Rochester, ME1 2BL

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantial four/five bedroom semi-detached double-aspect house, on the sought-after City Way, Rochester ME1. This beautifully presented bay-fronted 1930s family home boasts an impressive ground floor extension, three spacious reception rooms, a well-appointed kitchen/breakfast room, a useful utility/study area, an en suite to the master bedroom, and space and versatility throughout. Further benefits include ample off road parking with EV charging point, a great size patio and impressive garden with a substantial outbuilding offering lots of potential as a summerhouse, office, gym or perhaps further accommodation subject to the new owners wishes and usual consents. In our opinion there would also be potential to extend into the loft to provide further accommodation, subject to planning permission and new owners wishes.

The layout briefly comprises of: Hallway giving access to the reception room/bedroom five, WC, lounge, kitchen/breakfast room and dining room out to patio and garden; The upstairs landing and further inner landing gives access to four bedrooms, an en suite and family bathroom.

Located within walking distance of highly regarded schools for all age groups and local amenities, all A2/M2/M20 road links are a short drive away. The nearby historic High Street offers a range of restaurants, cafes, independent shops, as well as the popular cathedral and Norman castle. For those commuting to London, there is a fast train service to London St Pancras in approx 40 minutes from nearby Rochester and Chatham stations.

This fantastically located property is ready to move into and enjoy, whilst still offering further opportunities to expand at your discretion, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £570,000

282 City Way

Rochester, ME1 2BL

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- SEMI-DETACHED 1930s EXTENDED BAY-FRONTED HOUSE
- IMPRESSIVE PATIO AND ESTABLISHED GARDEN / LARGE OUTBUILDING WITH POTENTIAL
- CLOSE TO ALL A2/M2/M20 AND STATION WITH FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND D / FREEHOLD
- AMPLE OFF ROAD PARKING WITH EV CHARGING POINT
- WELL PRESENTED SPACIOUS AND VERSATILE PROPERTY
- CLOSE TO HISTORIC HIGH STREET, LOCAL AMENITIES, CASTLE AND CATHEDRAL
- FOUR-FIVE BEDROOMS / EN SUITE/ FAMILY BATHROOM /WC
- THREE RECEPTION ROOMS / UTILITY AREA / KITCHEN-BREAKFAST ROOM
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS FOR ALL AGE GROUPS

Hallway
16'4" x 6'10" (narrowing to 5'6") (5.0m x 2.1m (narrowing to 1.7m))
Spacious hallway giving access to reception room, open-plan lounge, dining room out to patio and garden, kitchen/breakfast room, utility/study area, and WC. With Karndean vinyl tile-effect flooring and neutral decor, downlighters, and stairs up to first floor.

Reception Room/Bedroom Five?
14'9" x 7'8" (4.5m x 2.35m)
With bay window to front of house, neutral flooring and decor, downlighters, doorway to rear to rear lobby and WC, potential for use as fifth bedroom subject to new owners wishes.

WC
4'7" x 2'11" (1.4m x 0.9m)
With white WC and hand basin, partial neutral wall tiles and decor, vinyl flooring continued.

Lounge
25'3" x 12'9" (7.7m x 3.9m)
Double doors from the hallway lead into the impressive open-plan lounge, with bay window to front of house, stylish neutral carpet and decor, feature fireplace and downlighters, tri-fold doors to the rear of this room lead into the dining room.

Kitchen/Breakfast Room
16'8" x 11'9" (narrowing to 7'8") (5.1m x 3.6m (narrowing to 2.35m))
Good size kitchen/breakfast room with fitted wooden wall and base units and contrasting dark worktops, range-style gas hob, chrome fixtures and fittings, integral double fridge/freezer and dishwasher, breakfast bar, window to rear overlooking patio and garden, door into dining room to side.

Utility Room/Study Area
8'2" x 8'0" (2.5m x 2.45m)
Located to side of kitchen, useful utility area with two large built-in cupboards, plumbing for washing machine, window to rear of room, worktop, neutral vinyl flooring and decor continued, plenty of space for desk/study area subject to new owners wishes.

Dining Room
14'5" x 9'8" (4.4m x 2.95m)
With quality vinyl flooring and neutral decor continued, spacious dining room located in the extension to the rear of the property, conveniently located to the side of the kitchen/breakfast room. With downlighters, double doors out to the patio and garden, doorway into kitchen from here.

Landing
8'0" x 7'0" (2.45m x 2.15m)
Stairs up to the two spacious landings with neutral carpet and decor, access to the substantial loft with potential for further accommodation subject to usual consents, downlighters, doorways into bedrooms, en suite and bathroom from here.

Inner Landing
7'10" x 4'3" (2.4m x 1.3m)
With large built-in wardrobe/cupboard, access into double bedroom three and bathroom.

Master Bedroom
11'5" x 11'5" (3.5m x 3.5m)
Double bedroom with range of fitted wardrobes and cupboards, neutral carpet and decor, window to rear with far-reaching garden views, access into en suite.

En Suite
6'6" x 5'10" (2.0m x 1.8m)
With white suite consisting of shower, WC and basin/vanity, neutral wall and floor tiles, vertical chrome radiator, window to rear.

Bedroom Two
13'5" x 10'9" (4.1m x 3.3m)
Double bedroom with fitted wardrobes, neutral carpet and decor, bay window to front of house with fitted blinds.

Bedroom Three
10'9" x 7'6" (3.3m x 2.3m)
Double bedroom with neutral carpet and decor, window to front of house.

Bedroom Four
7'0" x 7'2" (2.15m x 2.2m)
Single bedroom with neutral carpet and decor, feature bay window to front of house with fitted blinds.

Bathroom
7'6" x 6'6" (2.3m x 2.0m)
With white consisting of bath with shower over, basin and WC, vertical chrome radiator, partial neutral wall tiles and decor, wood-effect vinyl flooring, window to rear.

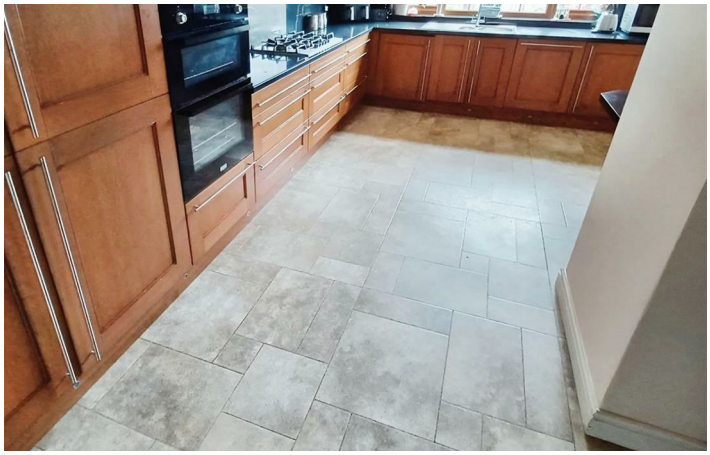
Outbuilding
29'6" x 9'10" (9.0m x 3.0m)
Great size building at bottom of garden with power and light, window to front, two doors either end of the building- great potential for office, gym, summerhouse or perhaps further accommodation subject to usual consents.

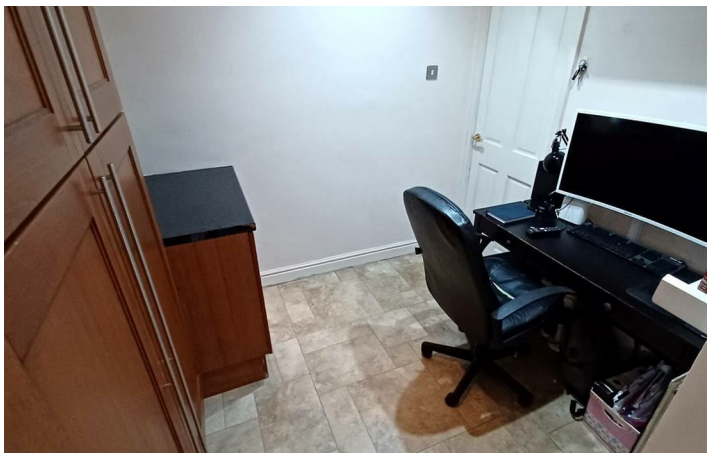
Patio and Garden
Substantial paved patio to rear of property with plenty of room for a variety of garden furniture and outdoor dining, with attractive separating wrought iron fence and gate leading on to the beautifully established and impressive-sized lawn garden, leading down to the outbuilding. A great space for all the family.

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.

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.

Tel: 01634730672





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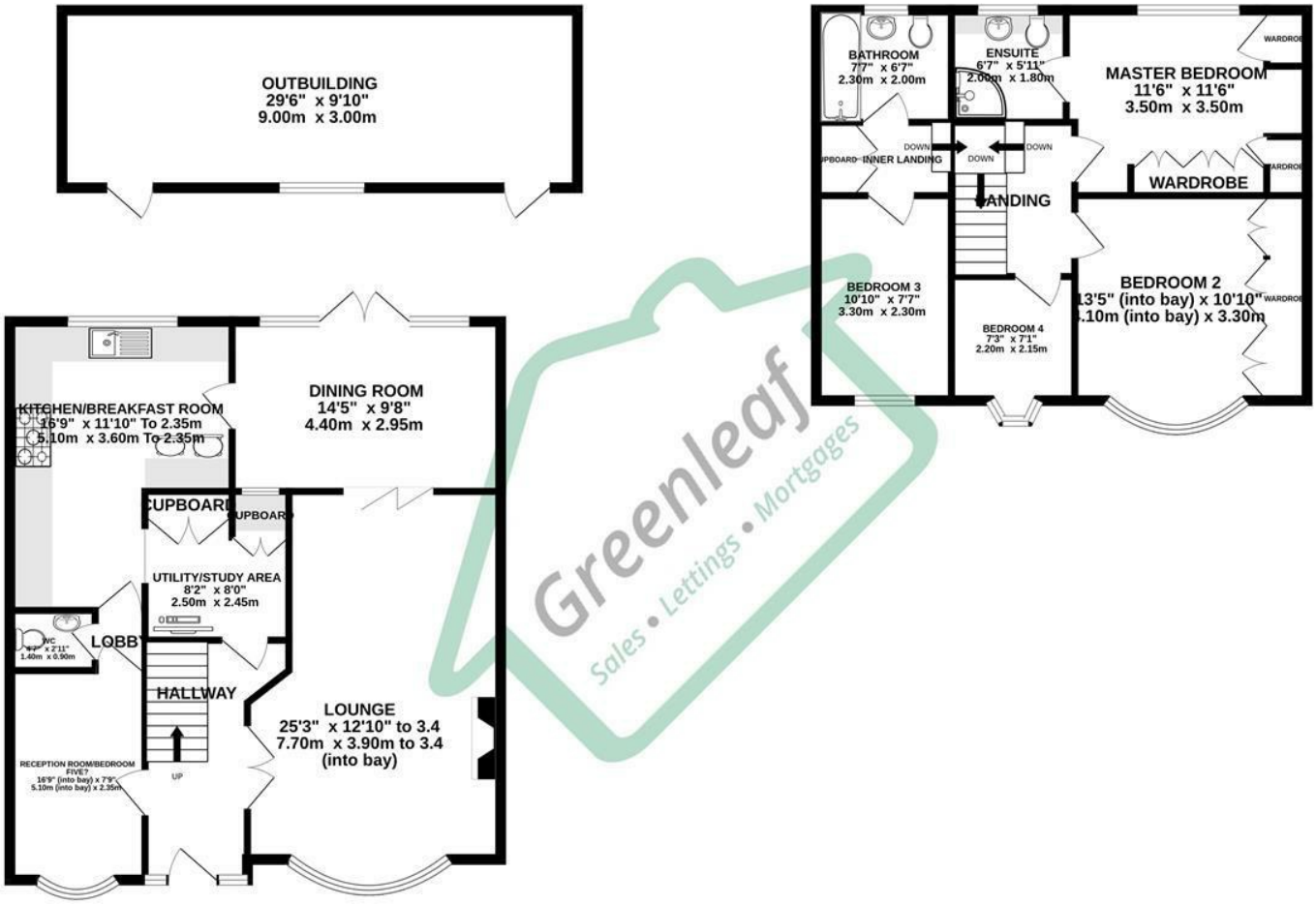
GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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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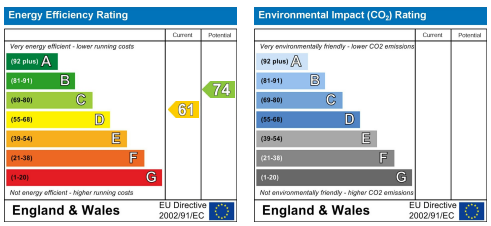

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