



96 Windmill Street Rochester, Kent, ME2 3XL

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended four double-bedroom end-of-terrace house to the market, in sought-after Frindsbury, Strood. This beautifully presented and spacious family home boasts an attractive entrance porch, great size rooms throughout, off road parking, front, side and rear gardens, four double bedrooms and en suite, downstairs WC and upstairs family bathroom, a storage room/walk-in wardrobe, and a very useful outbuilding to the rear with power and light, and potential for use as an office or gym subject to the new owners wishes.

The layout briefly consists of: Spacious entrance porch into the house, with stairs up to first floor, access to kitchen/breakfast room, WC to rear, good size dining room, and fantastic size lounge, whilst the low maintenance garden to the rear houses the outbuilding with potential for a variety of uses subject to the new owners wishes; the upstairs landing gives access to four double bedrooms, en suite, family bathroom, and storage room/walk-in wardrobe.

Located close to highly regarded local schools for all age groups including the new Maritime Academy currently under construction, all A2/M2/M20 road links are a short drive away. Strood and the historic Rochester town centres offer a wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away also. Strood station is a short walk away and offers a fast train service to London St Pancras, whilst bus stops are nearby also.

This property is simply ready to move into and enjoy, opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £395,000

96 Windmill Street

Rochester, Kent, ME2 3XL



- BEAUTIFULLY PRESENTED END OF TERRACE HOUSE ON CORNER PLOT
- GOOD SIZE SEPARATE KITCHEN/BREAKFAST ROOM, DINING ROOM AND LOUNGE
- WALK TO STATION WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD

- SUBSTANTIAL TWO-STOREY EXTENSION PROVIDING IMPRESSIVE ACCOMMODATION
- DOWNSTAIRS WC, UPSTAIRS BATHROOM AND STORAGE ROOM/WALK-IN WARDROBE.
- CLOSE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS

- FOUR DOUBLE BEDROOMS AND EN SUITE TO MASTER
- LARGE OUTBUILDING WITH POWER AND LIGHT AND POTENTIAL FOR A VARIETY OF USES
- CLOSE TO TOWN, AMENITIES, AND ALL A2/M2/M20 ROAD LINKS.

Entrance Porch

5'2" x 5'2" (1.6m x 1.6m)

With tiled flooring and white walls, window to side, useful space for shoes and coats.

Kitchen/Breakfast Room

19'6" x 7'6" (5.95m x 2.3m)

Good size room running front to rear of property, with stylish porcelain floor tiles, good range of white kitchen cupboards/chrome fixtures and fittings to wall and floor, with integrated dishwasher, washing machine, and gas hob/electric oven, black marble-effect worktops and splashback tiles, downlighters. Breakfast bar area to front of room with large window to front of house, door and window out to garden to rear, open archway into rear lobby.

Rear Lobby

8'2" x 2'11" (2.5m x 0.9m)

To rear of property, useful space for computer/desk, downlighters, open doorway from kitchen, access to WC and into rear of dining room from here.

WC

7'0" x 2'11" (2.15m x 0.9)

With tiled flooring, white WC and basin, black metro-tile splashbacks and white walls, downlighters, window to rear with fitted blinds.

Dining Room

18'10" x 11'1" (5.75m x 3.4m)

Very spacious dining room with window to front/fitted blinds, large black porcelain floor tiles and white walls, downlighters, patio doors out to garden, stylish double doors into lounge from here.

Lounge

18'10" x 17'0" (5.75m x 5.2m)

Into the extended part of the house, truly spacious and light lounge with windows to front, side and rear with fitted blinds, feature wall with neutral carpet and decor, downlighters, a great space for all the family.

Landing

20'2" x 4'9" (6.15m x 1.45m)

Spacious landing with neutral carpet and decor,

exposed wood frames to doorways, two separate loft accesses.

Master Bedroom

16'10" x 10'7" (narrows to 7'2") (5.15m x 3.25m (narrows to 2.2m))

Good size double bedroom with window to front of property/fitted blinds, neutral carpet and decor with feature wall, downlighters, and access into en suite from here.

En Suite

11'1" x 4'11" (3.4m x 1.5m)

Spacious en suite with shower, WC and basin, windows/fitted blinds to side and rear of house, downlighters, neutral floor and wall tiles with decorative border.

Bedroom Two

11'1" x 12'5" (3.4m x 3.8m)

Double bedroom with neutral carpet and decor and feature wall, window to front of house with fitted blinds, downlighters, and built-in mirror-wardrobe.

Bedroom Three

12'7" x 7'6" (widens to 10'9") (3.85m x 2.3m (widens to 3.3m))

Double bedroom with neutral carpet and decor with feature wall, window to front of house with fitted blinds, and downlighters.

Bedroom Four

11'9" x 8'6" (3.6m x 2.6m)

Further double bedroom with laminate flooring and white walls, downlighters, window to rear with fitted blinds.

Storage Room/Walk-in Wardrobe

8'2" x 2'7" (2.5m x 0.8m)

Useful room currently used as storage but potential for use as walk-in wardrobe subject to new owners wishes. With built-in shelving, window to rear of property, white walls and neutral carpet, internal cupboard housing Worcester Eco boiler (approx 3 years old).

Bathroom

10'5" x 6'0" (3.2m x 1.85m)

With white suite consisting of bath with shower over, basin and WC, neutral wall tiles with

decorative border, black floor tiles, radiator, downlighters, two windows to rear of property.

Outbuilding

11'7" x 7'2" (3.55m x 2.2m)

Good size useful brick-built outbuilding to rear of property with power and light, door to side, window to rear, currently used as storage but potential for use as an office or gym subject to the new owners wishes.

Gardens

With lawn gardens running the width of the property to the front and side, leading onto the gated off-road parking to side, with further gate leading down to the rear garden. The rear patio/garden can be accessed from the kitchen and dining room, and is block-paved with shingle borders, all fully fenced, perfect for outdoor entertaining and BBQs, access from here to the outbuilding with potential.

Off-Road Parking

Block-paved off road parking for two cars, via attractive wrought-iron gate to side of property.

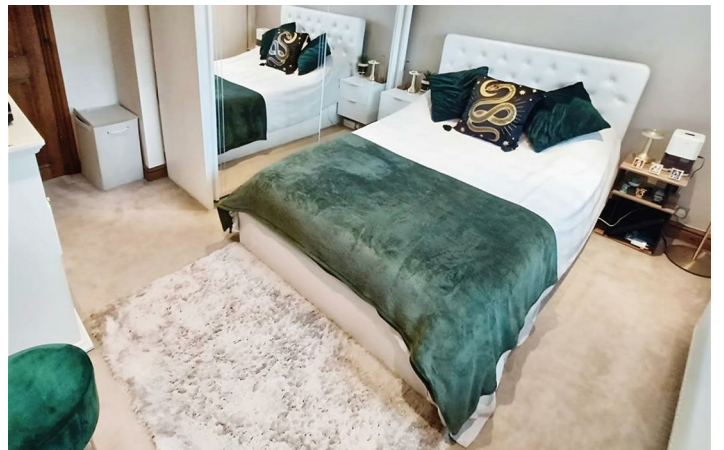
Agents Note 1

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

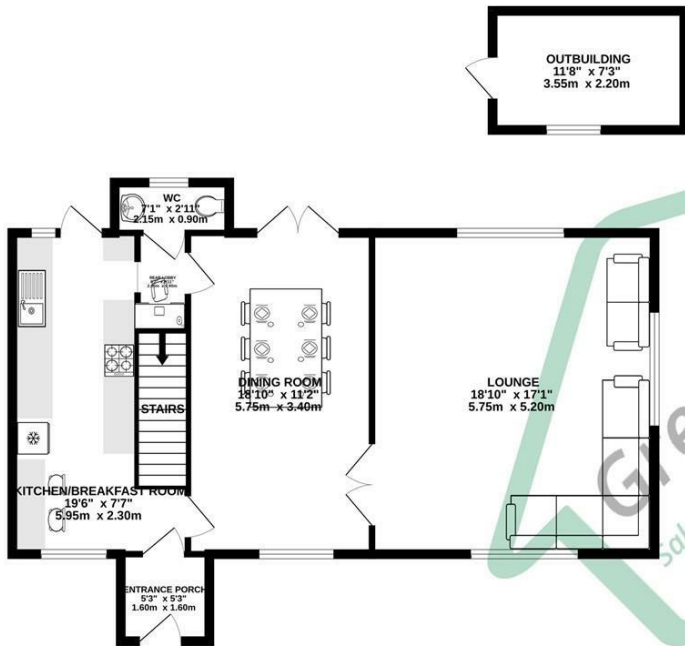
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Tel: 01634730672

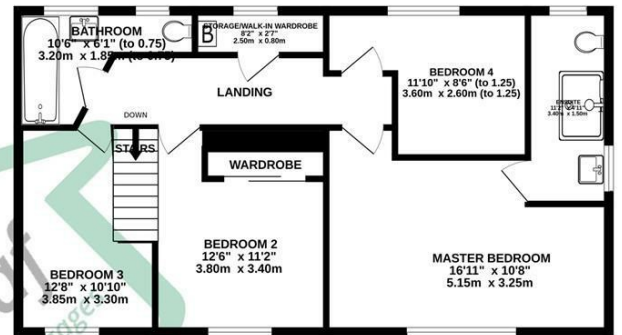




GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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