



Settle House, 13 Shaws Way

Rochester, ME1 3DY

SOLD ON FIRST VIEWING!

GREENLEAF PROPERTY SERVICES are delighted to introduce this stunning three bedroom detached 1930s house to the market, in a sought-after residential location of Rochester ME1.

Price Guide £600,000

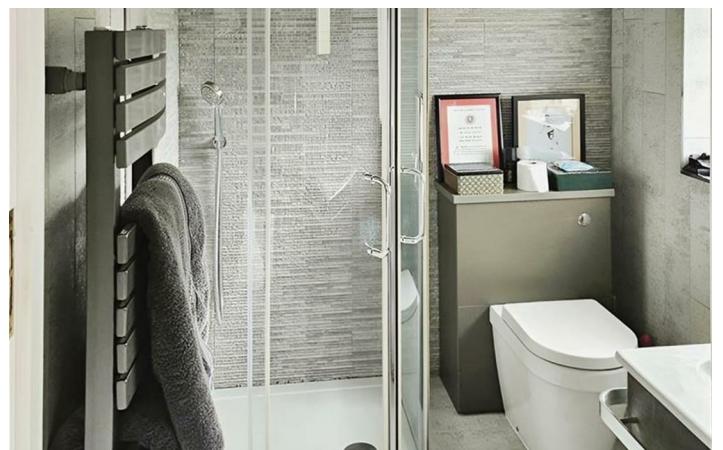
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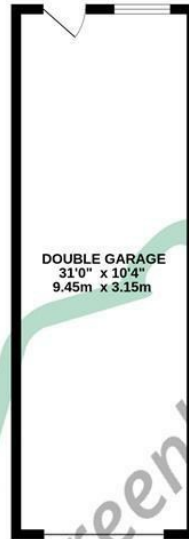
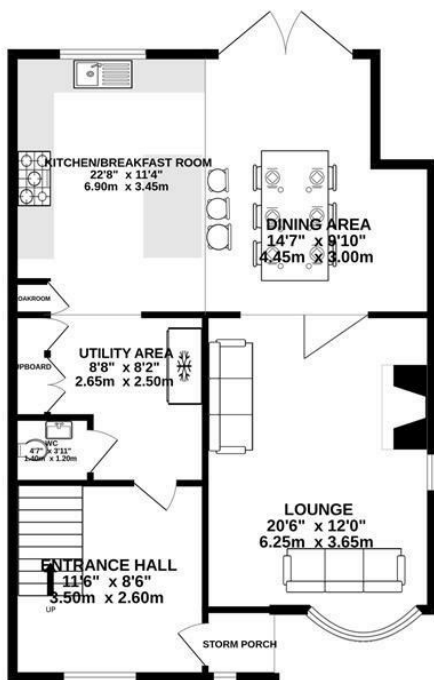
- STUNNING DETACHED HOUSE IN HIGHLY SOUGHT-AFTER ME1 LOCATION
- STYLISH SEPARATE LOUNGE
- CLOSE TO STATION AND 40 MINUTE FAST TRAINS TO LONDON
- EPC AWAITED / COUNCIL TAX BAND E / FREEHOLD HOUSE
- THREE DOUBLE BEDROOMS / EN SUITE / BEAUTIFUL BATHROOM / WC-CLOAKROOM
- DOUBLE TANDEM GARAGE / AMPLE OFF ROAD PARKING / BEAUTIFULLY ESTABLISHED GARDEN
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS INCLUDING KINGS AND ST ANDREWS
- SPACIOUS AND IMPRESSIVE OPEN-PLAN KITCHEN/DINER
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- WALK TO HISTORIC HIGH STREET, CAFES, RESTAURANTS, CASTLE AND CATHEDRAL

Tel: 01634730672

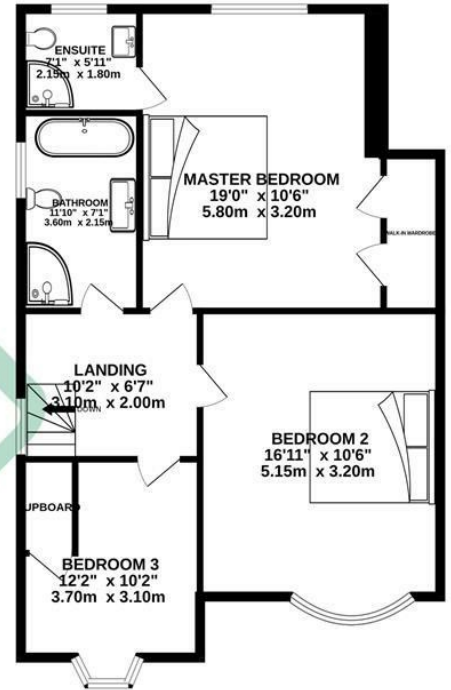




GROUND FLOOR
1166 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 2038 sq.ft. (189.3 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 ₂) Rating	
Current	Planned	Current	Planned
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & 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.