



27 Demelza Close

Rochester, ME2 1ED

GREENLEAF PROPERTY SERVICES proudly introduce this beautifully presented three bedroom mid-terrace house to the market, in sought-after Cuxton, Rochester. Built in approx 2004, and located in a highly sought-after residential cul de sac, this fantastic family home enjoys spacious accommodation throughout, including a good size lounge, impressive conservatory/dining room, garage currently used as a play-room but easily converted back if desired, and a low-maintenance garden with recently new pergola/decked area for outdoor dining and entertaining. Further benefits include a recently updated kitchen and new en suite, a great sized master bedroom, and block-paved off-road parking for approximately four cars. The layout briefly consists of: Hallway giving access to cloakroom/WC, kitchen, stairs up to first floor, lounge open-plan to conservatory/diner and out to garden, and into converted garage/playroom: The upstairs landing gives access to three double bedrooms, en suite, bathroom, and loft.

This beautiful property is enviably located close to Cuxton village boasting a post office, supermarket, doctors surgery, library, garage, public house, nearby primary school, beautiful countryside walks, and the train station with high speed rail link into London St Pancras. There is also a regular London commuter coach service, whilst all A2/M2/M20 road links are a short drive away. Historic Rochester and Strood towns are also within easy reach, and offer an extensive array of shops, restaurants, and leisure amenities. Interest is sure to be strong in this impressive property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £400,000

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- BEAUTIFULLY PRESENTED MID-TERRACE HOUSE
- GARAGE CURRENTLY CONVERTED TO PLAYROOM
- CLOSE TO LOCAL JUNIOR AND PRIMARY SCHOOLS
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD
- SOUGHT-AFTER RESIDENTIAL CUL DE SAC
- RECENTLY UPDATED KITCHEN AND EN SUITE
- CLOSE TO A2/M2/M20 ROAD LINKS TO STROOD, MAIDSTONE, LONDON AND COAST
- THREE DOUBLE BEDROOMS / EN SUITE TO MASTER / SPACIOUS CONSERVATORY-DINING ROOM
- AMPLE OFF ROAD PARKING / LOW MAINTENANCE UPDATED GARDEN
- WALK TO CUXTON STATION

Hallway

With laminate flooring and neutral decor, stairs lead up to first floor, access to downstairs WC, kitchen, and lounge.

WC/Cloakroom

With white WC and basin, neutral decor with grey floor tiles, window to side of property.

Kitchen

Recently newly updated with good range of grey gloss units to wall and floor with stylish black metro tile splashbacks and white walls, vinyl black worktops, window with fitted shutters to front, downlighters, grey tiled flooring, and gas hob. Separate washing machine, dishwasher and fridge/freezer possibly to stay.

Lounge

Spacious room with laminate flooring, neutral decor with feature wall, open-plan into conservatory from here.

Conservatory/Dining Room

Good size conservatory/dining room with laminate flooring continued, patio doors out to garden, door into garage/playroom, and door out to side of house from here also.

Garage/Games-room

Useful extra room for growing families, currently in use as play-room with neutral carpet and decor, cupboard to rear for storage, window to side overlooking garden, loft storage, garage door still in place should new owners wish to convert back to former use.

Landing

With neutral carpet and decor, access to three double bedrooms, bathroom, en suite, and loft.

Master Bedroom

Great size double bedroom with built-in wardrobes, neutral carpet and decor, window with fitted shutters to front of house.

En Suite

Recently new en suite shower room with white suite consisting of shower and WC, built-in cupboard, window to side with fitted shutter, attractive feature grey wall tiles with marble-effect porcelain floor tiles.

Bedroom Two

Double bedroom with gable window to front of house with fitted shutters, further window to rear, neutral carpet and decor, built-in double wardrobe, and loft access.

Bedroom Three

Double bedroom with neutral carpet and decor, window to rear of property.

Bathroom

Spacious bathroom with white suite consisting of bath, WC and basin, neutral partial wall tiles and decor, grey floor tiles, downlighters, and window to rear of property.

Gardens

Attractive established front garden area with picket fence and pathway to front door. To the rear of the property there is a private garden area with artificial lawn, raised flower beds, all fully fenced,

attractive pergola with spacious decked area perfect for outdoor entertaining.

Off Road Parking

Generous block-paved off road parking for two to four cars

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.

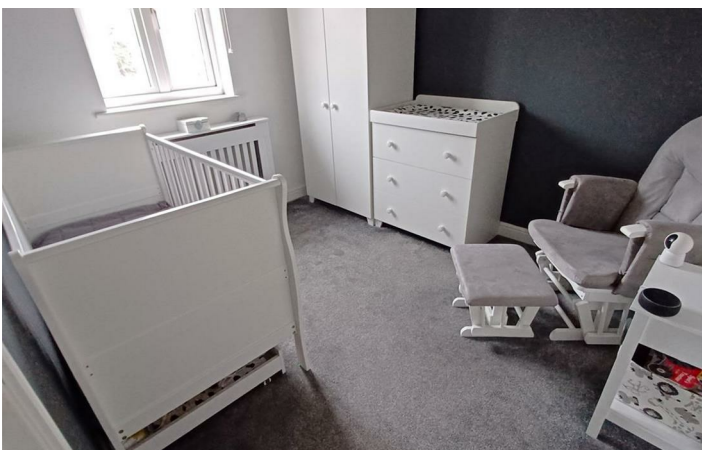
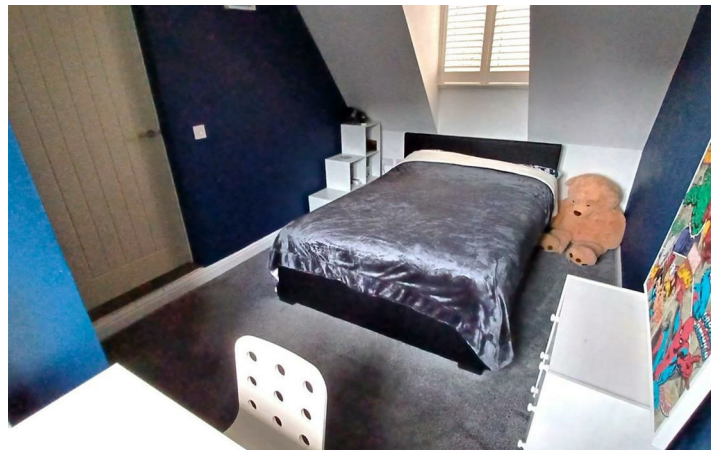
Agents Note

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Agents Note

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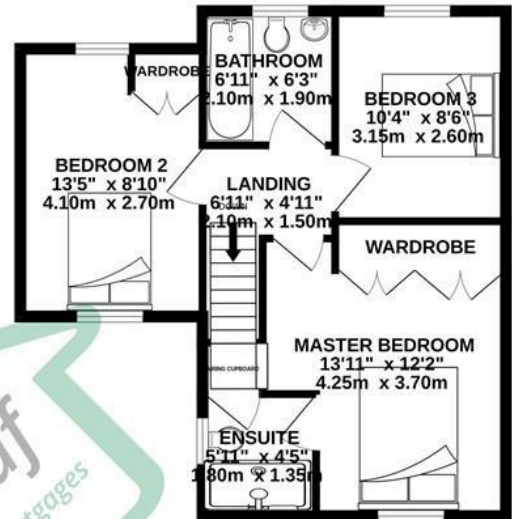
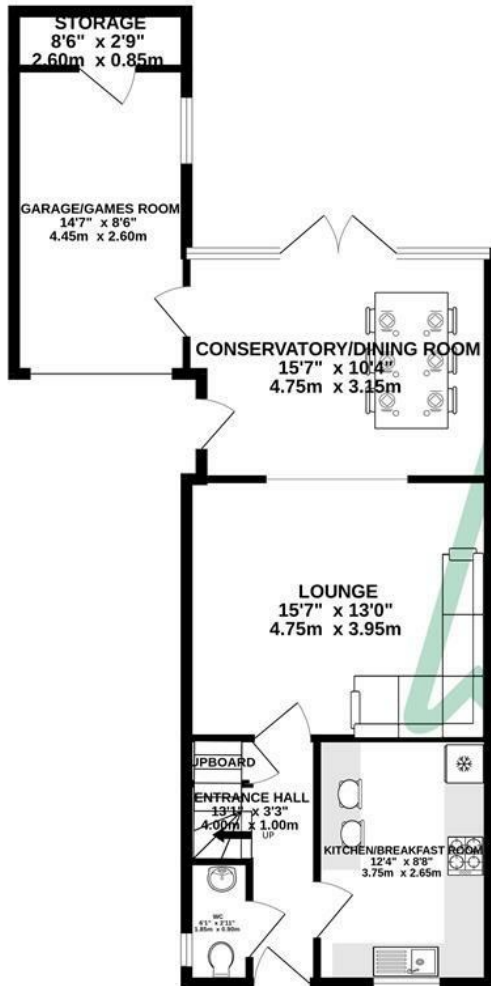
Tel: 01634730672





GROUND FLOOR

1ST FLOOR



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			82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(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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