



## 141 City Way

Rochester, ME1 2BE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautiful two bedroom detached double-aspect bungalow on the sought-after City Way, Rochester. Available with NO ONGOING CHAIN and bursting with potential, this previously much-loved family home boasts a detached garage, ample off road parking, good size established gardens, a modern kitchen and shower room, large conservatory, spacious lounge/diner, and potential to update and expand subject to the new owners wishes and usual permissions. There is also potential in our opinion to convert the existing footprint to three bedrooms, (using the lounge or dining room as a 3rd bedroom), and strong potential to extend to the rear or into the loft to create further accommodation subject to usual permissions.

The layout briefly comprises of: Storm porch into hallway giving access to bedroom one, and inner hallway giving access to bedroom two, shower room/WC, utility through to kitchen and conservatory, and open-plan lounge/diner with potential to convert to lounge and bedroom three. The detached garage to side has rear-side access also, and the garden is accessed via the conservatory and dining area.

Located close to highly regarded schools for all age groups, local shopping amenities are nearby, as are A2/M2/M20 road links to London and coast. Rochester and Chatham stations are also a short drive away offering a 35 minute fast service into London St Pancras. The historic High Street is a brisk walk away, and offers a fine selection of restaurants, cafes and boutiques, as well as the ever impressive castle and cathedral. Interest is sure to be strong in this detached property, offering the potential to move into and enjoy, whilst also offering the opportunity to expand and develop in due course, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £550,000**

# 141 City Way

## Rochester, ME1 2BE



- DETACHED BUNGALOW
- SEPARATE KITCHEN AND UTILITY ROOM
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- EPC GRADE C / COUNCIL TAX BAND E / FREEHOLD
- TWO BEDROOMS-POTENTIAL FOR THREE
- GOOD SIZE CONSERVATORY
- CLOSE TO HISTORIC HIGH STREET AND ALL LOCAL AMENITIES
- SPACIOUS LOUNGE/DINER
- BEAUTIFULLY ESTABLISHED GARDENS
- CLOSE TO STATION AND 40 MINUTE FAST TRAINS TO LONDON ST PANCRAS

### Storm Porch

Arched storm porch to front door.

### Hallway

12'3" x 3'11" (3.75m x 1.2m)

With stylish front door with feature glass inset above, neutral carpet and decor, good size, access to bedroom one.

### Inner Hallway

12'1" x 3'11" (3.7m x 1.2m)

Giving access to all other rooms, neutral carpet and decor continued.

### Bedroom One

14'5" (into bay) x 13'1" (4.4m (into bay) x 4.0m)

Good size double bedroom with range of fitted wardrobes and storage, bay window to front, coving, original doors, neutral carpet and decor.

### Bedroom Two

12'7" x 7'6" (3.85m x 2.3m)

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

### Lounge Area

13'5" (into bay) x 12'11" (4.1m (into bay) x 3.95m)

Great size lounge with bay window to front of property, two further windows to side, neutral carpet and decor, feature fireplace and surround, open-plan into dining room to rear.

### Dining Area

14'3" x 10'5" (4.35m x 3.2m)

Good size area with potential to convert to bedroom three subject to new owners wishes, window to side, patio doors to rear.

### Kitchen

8'10" x 7'10" (2.7m x 2.4m)

With attractive light-wood kitchen cupboards to wall and floor with contrasting worktops, gas hob, dishwasher, boiler located here, neutral splashback tiles, window to rear.

### Utility Room

10'0" x 5'10" (3.05m x 1.8m)

With further range of light-wood colour wall and floor cupboards and useful extra worktop space, plumbing for washing machine, neutral tiled vinyl flooring.

### Conservatory

15'8" x 13'1" (4.8m x 4.0m)

Very spacious conservatory with neutral vinyl flooring continued, potential for use as dining room subject to new owners wishes, dwarf wall with glass above and pitched roof, windows to rear (bathroom and bedroom two), lovely outlook onto decked terrace and gardens.

### Garage

18'2" x 8'4" (5.55m x 2.55m)

With pitched roof, power and light, window to rear and pedestrian access to rear-side, up and over door to front.

### Garden

Great size established garden with a range of trees, plants and shrubs, large lawn area, peaceful and private, fully fenced with decked area (needing some TLC) and a further paved patio area between the property and garage.

### Agents Note

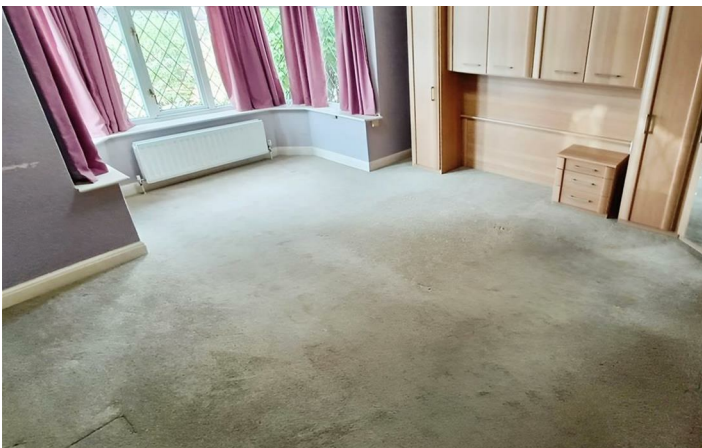
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### Agents Note

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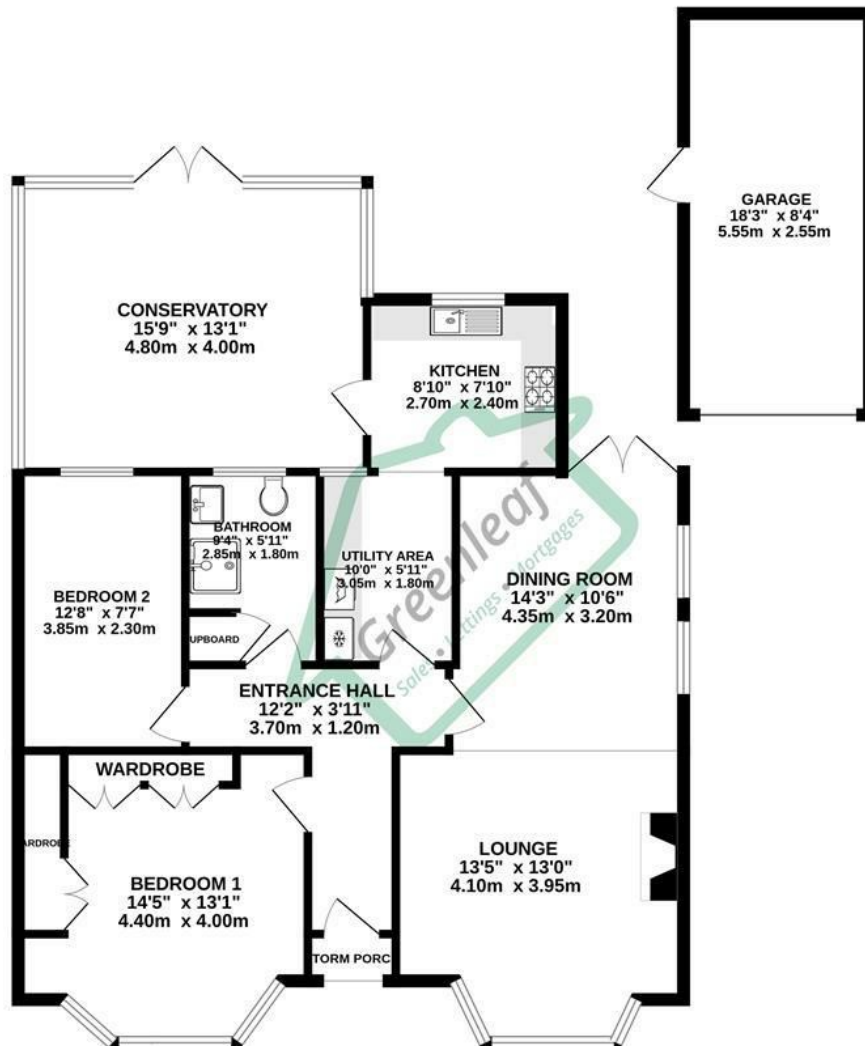






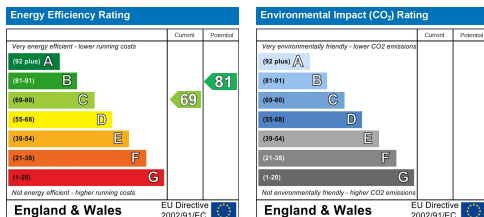


GROUND FLOOR  
1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 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.  
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