



1 Coachmans Mews Crow Lane

Rochester, ME1 1RF

GREENLEAF Property Services are delighted to offer for sale this well presented and deceptively spacious property to the market, set on one of Rochester's most sought-after roads. Boasting secure off road parking for two cars, three double bedrooms, a separate dining room with potential for use as a fourth double bedroom, open-plan kitchen/breakfast room, separate good size lounge, and spacious accommodation over three floors, this versatile family home, located just off the historic High Street, really must be viewed to be fully appreciate the potential on offer.

The layout briefly comprises of: Entrance hall, kitchen/breakfast room and dining room, to the first floor there is a spacious lounge, bedroom three and family bathroom W/C with separate shower, and the third floor offers two further double bedrooms. Further benefits include double glazing, gas central heating, and security shutters to the ground-floor windows.

This beautiful family home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away.

Properties of this calibre and location are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

Freehold. EPC Grade D. Council Tax Band E.

Offers Over £425,000

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- THREE/FOUR BEDROOM TOWNHOUSE IN SOUGHT-AFTER ROCHESTER LOCATION
- DINING ROOM WITH POTENTIAL FOR USE AS FOURTH BEDROOM
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND E / FREEHOLD PROPERTY
- SECURE GATED ACCESS TO FRONT DOOR, PATIO TO REAR AND OFF ROAD PARKING FOR TWO CARS
- WELL PRESENTED GOOD SIZE KITCHEN/BREAKFAST ROOM
- WALK TO HIGH STREET, RESTAURANTS, CAFES, BARS, BOUTIQUES, CASTLE AND CATHEDRAL
- SET OVER THREE VERSATILE AND SPACIOUS FLOORS
- WELL PRESENTED BATHROOM WITH SEPARATE SHOWER
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

8'6" x 6'4" (2.6m x 1.95m)

Spacious hallway with laminate flooring and neutral decor, window to side of front door, stairs up to first floor, large under-stairs storage cupboard, doors to kitchen/breakfast room and dining room.

Kitchen/Breakfast Room

16'0" x 8'6" (4.9m x 2.6m)

Spacious and light kitchen/breakfast room with breakfast bar separating the two areas, good range of fitted wall and base units with contrasting worktops and white splashback tiles, eye-level oven, gas hob, boiler located here, window to rear of property with fitted security shutters, space and plumbing for washing machine and fridge-freezer, neutral vinyl flooring, space for table and chairs to rear of room.

Dining Room/Bedroom Four?

13'9" x 8'6" (4.2m x 2.6m)

Good size dining room with neutral carpet and decor, window to front of property with fitted security shutters, potential for use as a fourth double bedroom subject the new owners wishes?

First Floor Landing

13'5" x 6'4" (4.1m x 1.95m)

Spacious landing with neutral carpet and decor, stairs up to second floor, access to lounge, bathroom and bedroom three from here.

Lounge

15'7" x 15'1" (4.75m x 4.6m)

Great size room with feature brick fireplace, neutral carpet and decor, two windows to rear of property.

Bathroom

13'11" x 5'6" (4.25m x 1.7m)

Good size bathroom with white suite consisting of bath, basin/vanity cupboard, WC, separate shower cubicle, two vertical chrome radiators, window to front of house with fitted blinds, attractive neutral wall tiles with decorative border tiles, neutral vinyl flooring.

Bedroom Three

13'11" x 7'6" (4.25m x 2.3m)

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

Second Floor Landing

4'3" x 2'9" (1.3m x 0.85m)

With neutral carpet and decor, useful built-in storage cupboard, access to bedrooms one and two.

Bedroom One

15'5" x 13'5" (4.7m x 4.1m)

Good size double bedroom with range of built-in wardrobes and cupboards, further built-in eaves cupboard with two windows to front of building either side, neutral carpet and decor.

Bedroom Two

15'1" x 13'5" (4.6m x 4.1m)

Further good size double bedroom with neutral carpet and decor, good range of built-in wardrobes and cupboards, further built-in eaves cupboard with two windows either side, to rear of property.

Off Road Parking

Secure gated and allocated off-road parking for two cars to the rear of the building, via shared access driveway.

Patio

Private block-paved patio area to rear of the property, perfect for pots and plants and enjoying the evening sun.

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

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.



Directions

Tel: 01634730672

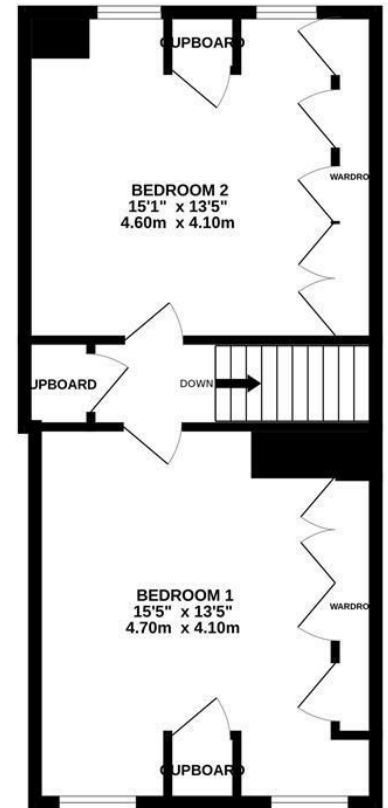
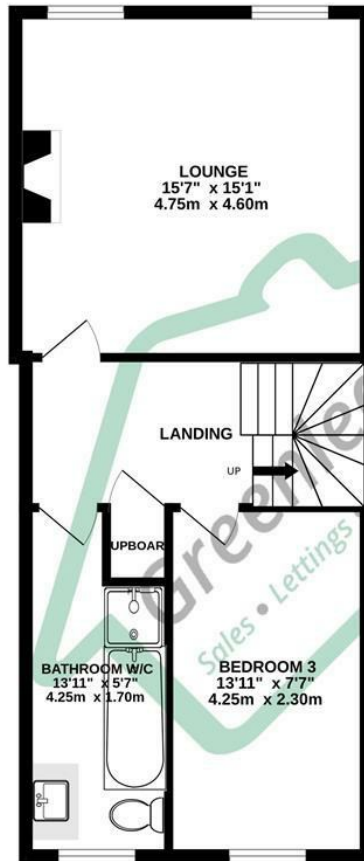
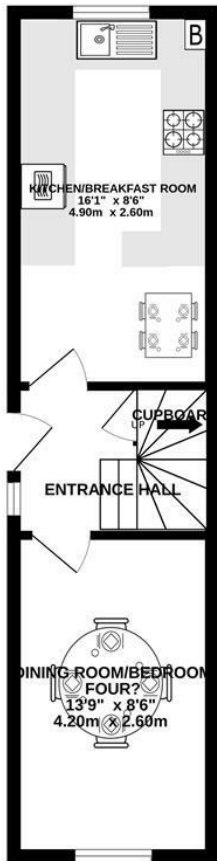




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

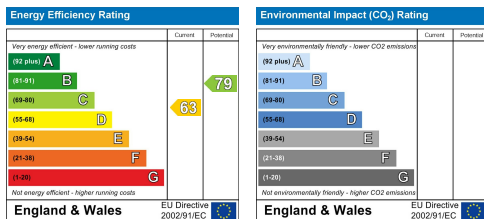
1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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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