



3 Madhuran Court London Road

Rochester, ME2 3HS

GREENLEAF PROPERTY SERVICES are delighted to present to the market this attractive mews-style end-of-terrace townhouse, located in a sought-after gated development within walking distance of town, all amenities, and station with fast trains to London. Built in 2006, and offering four bedrooms over four spacious and versatile floors, this family home further benefits from an impressive open-plan kitchen/diner/family room, good size utility room, en suite to master bedroom, two separate WCs, family bathroom, integral garage converted to bike storage and extra space to the lounge, and a Juliette balcony to bedroom two. The property also benefits from off road parking, and a private courtyard-style south-east facing garden accessed from both the lounge and kitchen/diner. Whilst the property has been well cared for by the current owners and is ready to move into and enjoy, the opportunity is there to refresh and create a fantastic home for all the family, subject to the new owners wishes.

The layout briefly comprises of: Entrance hallway with integral garage to side, stairs up to first floor, doorway through to lounge, WC and stairs down to lower ground floor; The lower ground floor consists of spacious kitchen/diner/family room, utility room and WC; The first floor landing gives access to bedrooms two, three and four, and family bathroom; the second floor landing gives access to eaves storage cupboard, and master bedroom with en suite access from there.

Located within walking distance of the stations with 35 minute fast trains to London, all local shopping and leisure amenities, and highly regarded schools for all age groups, the historic Rochester High Street is also just a short walk away. All A2/M2/M20 road links are a short drive away, and the popular Bluewater Shopping Centre can be accessed by car in approx 20 minutes. Properties in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £379,995

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Rochester, ME2 3HS



- END OF TERRACE TOWNHOUSE OVER FOUR FLOORS
- EN SUITE AND FOUR WCs
- POTENTIAL TO REFRESH AND UPDATE SUBJECT TO NEW OWNERS WISHES
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD HOUSE
- FOUR BEDROOMS
- SPACIOUS OPEN-PLAN KITCHEN/DINER AND UTILITY ROOM
- WALK TO STROOD AND ROCHESTER HIGH STREETS AND STATIONS WITH FAST TRAINS TO LONDON
- BIKE GARAGE/STORAGE ROOM
- SOUGHT-AFTER GATED DEVELOPMENT WITH OFF ROAD PARKING AND PRIVATE PATIO GARDEN
- CLOSE TO ALL AMENITIES, A2/M2/M20 ROAD LINKS AND SCHOOLS

Hallway

14'7" x 6'2" (4.45m x 1.9m)

With laminate flooring and neutral decor, stairs up to first floor, door through to lounge from here.

Lounge

15'3" x 12'9" (4.65m x 3.9m)

With neutral carpet and decor, floor-to-ceiling window to rear of room, door out to balcony and stairs down to garden, access into WC, and stairs down to lower ground floor.

WC

6'2" x 3'1" (1.9m x 0.95m)

With WC and basin, window to rear, neutral tiled flooring and white walls.

Balcony

With far reaching views, compact balcony perfect for evening sun, stairs from here lead down to courtyard garden, which is also accessed from kitchen on lower ground floor.

Lower Ground-Floor Kitchen/Diner

17'8" x 16'2" (5.4m x 4.95m)

Very spacious open-plan kitchen/dining area on lower ground floor, with neutral tiled flooring and decor throughout. The kitchen area has a good range of white wall and base units with contrasting grey worktops and white splashback tiles, gas hob and electric oven, plumbing for dishwasher, separate fridge-freezer, spotlights, and doors into utility room and WC. A large breakfast bar separates the kitchen and dining areas, with plenty of space for a dining table and chairs to the rear of the room, with double windows and door out to garden.

Utility Room

11'7" x 5'10" (3.55m x 1.8m)

Good size utility room with further useful worktop, fitted wall and base cupboards, plumbing for washing machine and dryer.

WC

5'10" x 4'1" (1.8m x 1.25m)

With WC and basin, neutral tiled flooring and decor.

First Floor Landing

11'7" x 6'4" (3.55m x 1.95m)

With laminate flooring and neutral decor, access into beds two, three and four, and family bathroom.

Bedroom Two

14'1" x 9'8" (4.3m x 2.95m)

Good size double bedroom with laminate flooring and neutral decor with feature wall, double doors/Juliette balcony to front of building.

Bedroom Three

10'0" x 9'8" (to 8'0") (3.05m x 2.95m (to 2.45m))

Double bedroom with laminate flooring and neutral decor, window to rear.

Bedroom Four/Office

7'10" x 6'4" (2.4m x 1.95m)

Single bedroom currently used as an office, with window to rear, laminate flooring and neutral decor.

Bathroom

6'4" x 6'2" (1.95m x 1.9m)

With white suite consisting of bath with shower attachment, WC and basin, partial white wall tiles and neutral decor, grey floor tiles, window to front of property.

Second Floor Landing

With neutral carpet and decor, access into large storage cupboard housing boiler, door into master bedroom from here.

Eaves Storage Cupboard

Boiler housed here, useful large storage cupboard for various.

Master Bedroom

12'11" x 12'11" (3.95m x 3.95m)

Good size master bedroom with neutral carpet and decor with feature wall, window to front of property, plenty of space for wardrobes and furniture, door into en suite from here.

En Suite

10'0" x 8'4" (3.05m x 2.55m)

Spacious en suite with built-in shower/white wall tiles, WC and basin/vanity cupboard with splashback tiles, feature tiled flooring and neutral decor, window to rear, access into loft.

Bike Garage/Storeroom

9'2" x 9'2" (2.8m x 2.8m)

Front half of garage converted to bike storage area, with power and light, original garage door, useful extra storage space.

Off Road Parking

Block-Paved off road parking to front of house for two cars, wall to one side, mature shrubs to other side for privacy.

Patio Garden

South-East facing block-paved private courtyard garden, stairs to balcony lead up from here, side access to front of house.

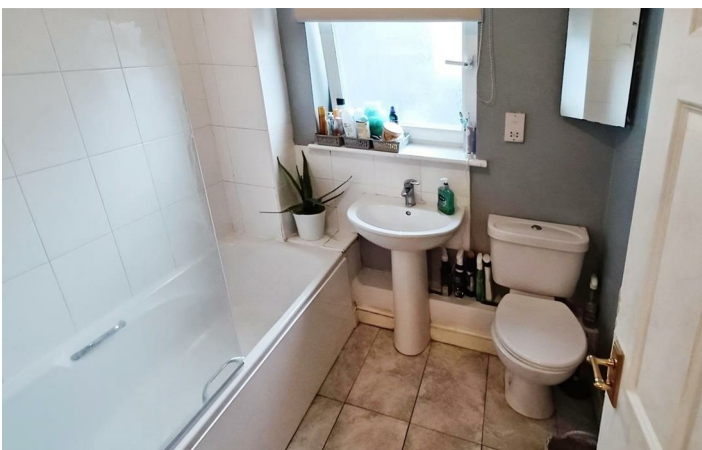
Agents Note 1

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

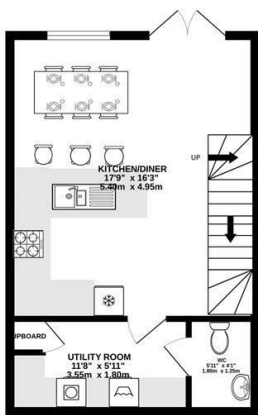
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Tel: 01634730672

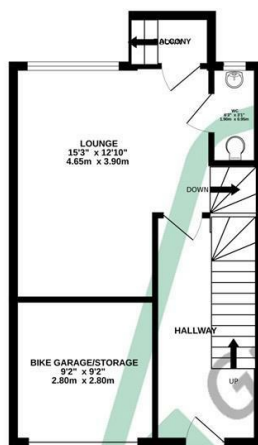




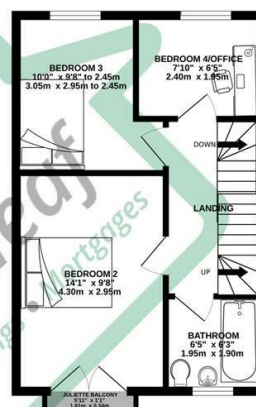
LOWER GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



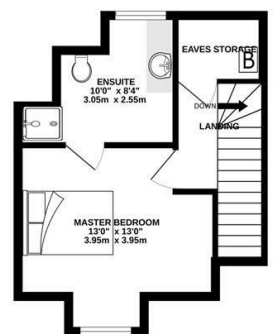
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

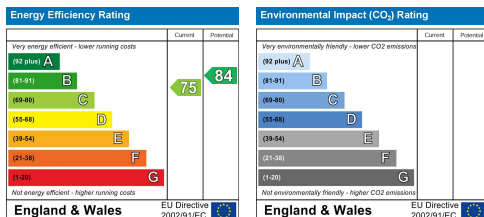


2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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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