



18 Grange Way

Rochester, ME1 3DU

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented semi-detached bay-fronted house to the market for the first time in many years, in a highly sought-after residential location within Rochester ME1, available with NO ONGOING CHAIN. Boasting three good size bedrooms, a stunning open-plan family/kitchen/dining area, separate lounge, fitted kitchen, downstairs shower/wet room WC, and modern upstairs bathroom, this truly impressive and spacious 1930s extended family home further benefits from a garage to the side, ample block-paved off-road parking, and a great size established rear garden with rear access into the garage. There is also a recently completed summerhouse/tool-shed with power and light, providing the potential for those looking for a home office space, and the spacious landing offers potential to extend into the loft, and also over the garage, subject to usual permissions and the new owners wishes.

The layout briefly consists of: Hallway giving access to the lounge, family/kitchen/dining room and shower/wet room W/C, and stairs up to the first floor; the first floor landing gives access to three good size bedrooms, family bathroom, and loft with potential.

Set in a quiet residential crescent in a rarely available and sought-after location a short walk from highly regarded private and state schools, all local amenities and A2/M2/M20 road links are nearby. The historic High Street is within walking distance also, and offers a fine selection of cafes, restaurants, bars and boutiques, as well as the ever popular Norman castle, famous cathedral, and bi-annual Dickens festivals. Nearby Rochester station offers a 40 minute fast service into London St Pancras, whilst Blue Water shopping centre is a 20 minute drive away. Properties of this calibre, in this location are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Offers In The Region Of £485,000

18 Grange Way

Rochester, ME1 3DU



- NO CHAIN!
- UPSTAIRS BATHROOM W/C
- GOOD SIZE REAR GARDEN WITH SUMMER HOUSE
- COUNCIL TAX BAND D
- EXTENDED ACCOMMODATION
- GARAGE TO SIDE & OFF ROAD PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DOWNSTAIRS SHOWER ROOM W/C
- SOUGHT AFTER LOCATION
- EPC GRADE D

Entrance Hall

13'7" x 5'5" (4.15 x 1.66)

Door and leaded light window to front, varnished floor boards, radiator and built in under stairs cupboard.

Shower/Wet Room W/C

8'9" x 6'4" (2.68 x 1.95)

Double glazed window to side, shower, W/C and wash hand basin. Two built in storage cupboards and heated towel rail.

Lounge

13'1" x 12'7" (4 x 3.84)

Double glazed bay window to front, varnished floor boards, radiator and dado rail.

Family Room

12'0" x 11'5" (3.67 x 3.5)

Wood panelled flooring, radiator and dado rail.

Kitchen/Dining Area

17'9" x 8'6" (5.42 x 2.61)

Double glazed patio doors to rear, double glazed window to side and rear, wood panelled flooring, range of matching wall and base units, sink and drainer unit, built in oven, gas hob with extractor fan over, and radiator.

First Floor Landing

Access to three bedrooms, bathroom, and loft, leaded light window to side.

Bedroom

12'7" x 10'0" (3.84 x 3.07)

Double glazed bay window to front, radiator, varnished floor boards and built in wardrobe.

Bedroom

13'2" x 11'5" (4.03 x 3.49)

Double glazed window to rear, varnished floor boards, radiator and built in cupboard.

Bedroom

6'11" x 6'11" (2.12 x 2.12)

Double glazed window to front, carpet and radiator.

Bathroom W/C

6'7" x 5'5" (2.02 x 1.66)

Double glazed window to rear, modern suite comprising of panelled bath with overhead shower, vanity wash hand basin and close couple W/C and heated towel rail.

Rear Garden

Good size rear garden, mainly laid to lawn with patio area. Summer house with power and light and storage area, access to garage.

Garage

Up and over to front and door to rear.

Off Road Parking

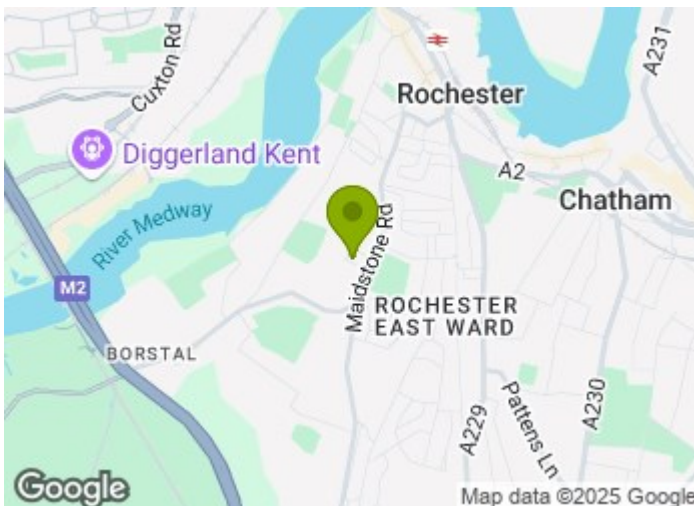
To front.

Agents Note

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.

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.



Directions

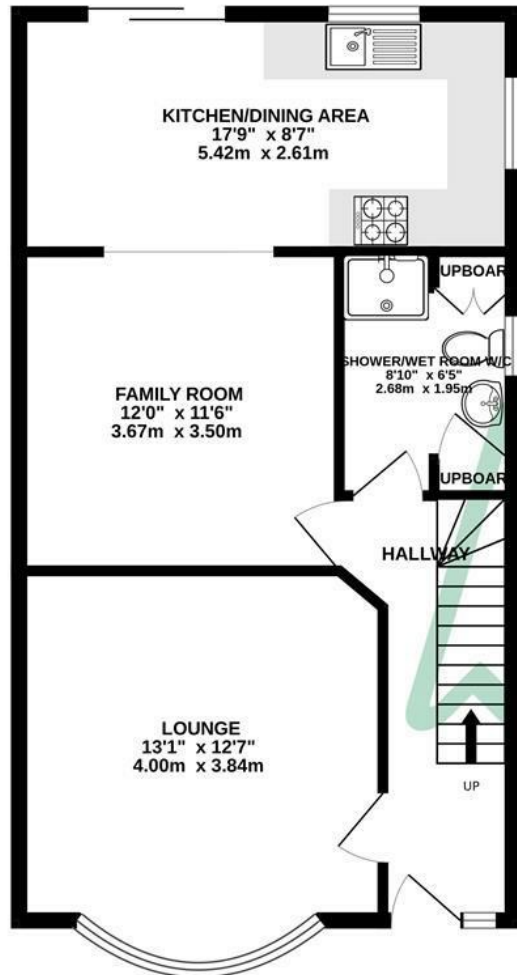
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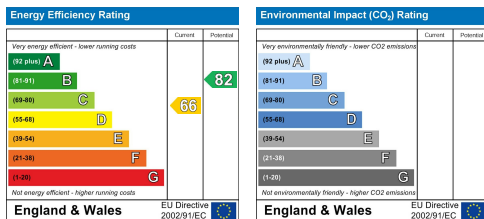
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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