



23 Langdon Road

Rochester, ME1 1UN

GREENLEAF Property Services are delighted to present this characterful and spacious period property to the market, set on one of Rochester's most sought-after roads. Immaculately presented throughout, this imposing and charming family home retains many original features, and further benefits from a good size rear garden, separate lounge and dining room, useful cellar and three double bedrooms.

The layout briefly comprises of: Entrance hall, lounge, separate dining room, fitted kitchen/breakfast room and cellar; to the first floor there are two double bedrooms, family bathroom/shower room W/C. On the second floor is the spacious main bedroom.

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 in this condition are rarely available, we recommend viewing at your earliest convenience to avoid disappointment. EPC Grade C. Council Tax Band B.

Offers In The Region Of £450,000

23 Langdon Road

Rochester, ME1 1UN



- SOUGHT-AFTER LOCATION
- TWO RECEPTION ROOMS
- BATHROOM W/C WITH SEPARATE SHOWER
- COUNCIL TAX BAND B / FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- FITTED KITCHEN / BREAKFAST ROOM
- GOOD SIZE REAR GARDEN
- THREE DOUBLE BEDROOMS
- CELLAR
- EPC GRADE C

Entrance Hall

12'9" x 3'1" (3.91 x 0.96)

Door to front, stairs to first floor, access to lounge, dining room, cellar and kitchen/breakfast room.

Lounge

12'4" x 11'9" (3.76 x 3.6)

Sash window to front, exposed varnished floor boards, built-in cupboard, feature fireplace with marble surround, and radiator.

Dining Room

12'8" x 9'10" (3.88 x 3.02)

Double doors to kitchen/breakfast room, varnished floor boards, fireplace with surround and tile inset, built-in cupboard, and radiator.

Kitchen/Breakfast Room

13'11" x 11'2" (4.25 x 3.41)

Double glazed windows and French door to rear, range of modern wall and base units with built-in fridge-freezer and dishwasher. Sink and drainer unit, built-in oven and hob with extractor fan and radiator.

Cellar

15'1" x 11'9" (4.60 x 3.60)

Window to front, power and light.

First Floor Landing

Stairs to second floor, built in cupboard, carpet and access to bedrooms and bath/shower room.

Bedroom

15'2" x 12'2" (4.63 x 3.73)

Two sash windows to front, carpet, radiator, built in cupboard and feature fireplace.

Bedroom

12'9" x 9'10" (3.89 x 3.02)

Sash window to rear, feature fireplace, built in cupboard, carpet and radiator.

Bathroom/Shower Room W/C

11'4" x 8'7" (3.47 x 2.63)

Sash window to rear, matching suite comprising of roll top bath, separate shower cubicle, wash basin, W/C and radiator.

Second Floor

Double glazed window to rear.

Bedroom

19'6" x 11'5" (5.96 x 3.49)

Two double glazed windows to rear, Velux window to front, carpet and radiator.

Rear Garden

A good size, mainly laid to lawn, patio area and shed/store.

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.

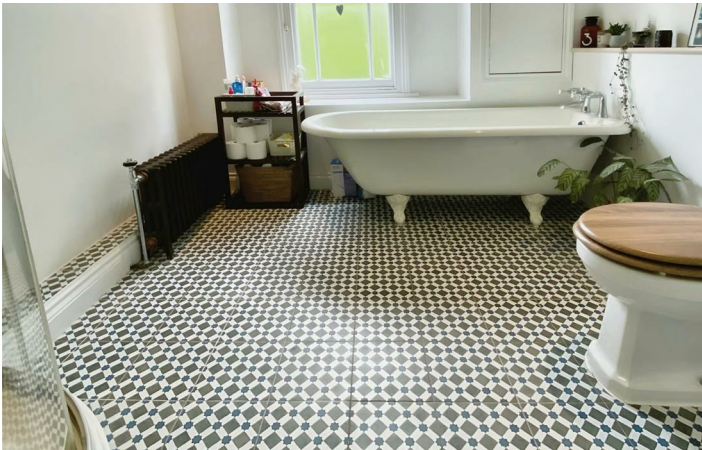
Agents Note

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, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



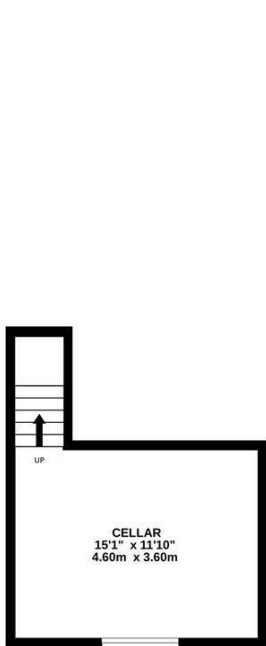
Directions

Tel: 01634730672

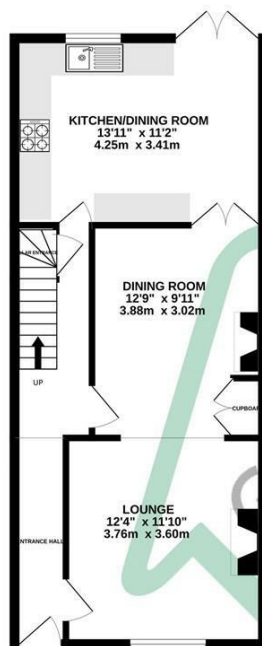




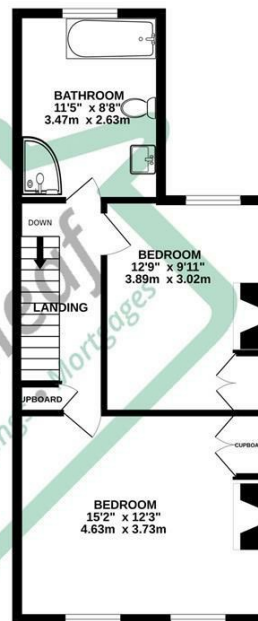
BASEMENT
202 sq.ft. (18.7 sq.m.) approx.



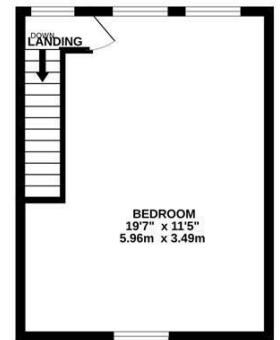
GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.

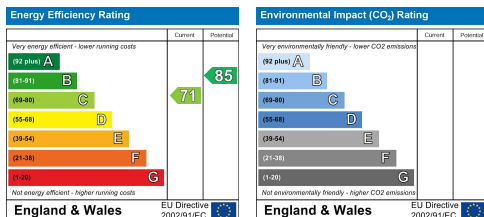


2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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