



## 120a Borstal Road

Rochester, ME1 3BD

GREENLEAF Property Services are delighted to offer for sale this well presented and spacious property to the market, set on one of Rochester's most sought-after roads. Set over three floors and offering far reaching views across the Medway, this property must be viewed to be appreciated.

The layout briefly comprises of: Entrance hall, cloakroom W/C, spacious lounge and fitted kitchen/dining room with integrated appliances. To the first floor there is the main bedroom and family bathroom/WC, whilst two further bedrooms are located on the third floor. The property benefits from an established landscaped rear garden, integral garage and off road parking to front.

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 E.

**Offers In The Region Of £415,000**

# 120a Borstal Road

## Rochester, ME1 3BD



- SOUGHT-AFTER LOCATION
- SPECTACULAR VIEWS ACROSS THE MEDWAY
- CLOSE TO HIGHLY REGARDED SCHOOLS/HIGH STREET/MAINLINE STATION
- EPC GRADE C
- FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- CLOAKROOM W/C
- SPACIOUS ACCOMMODATION
- GARAGE AND OFF ROAD PARKING
- GOOD SIZE LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND E

### Entrance Hall

Stairs to lower ground floor and first floor and entrance to garage.

### Cloakroom W/C

Double glazed window to front, W/C and wash basin and radiator.

### Lower Ground Floor

Built in cupboard, entrance to.

### Kitchen/Dining Room

15'3" x 15'0" (4.67 x 4.58)  
Double glazed door to and windows to rear, spacious area with matching wall and base units with integrated appliances, sink and drainer unit, built in oven with electric hob, radiator.

### Upper ground

#### Lounge

15'1" x 14'11" (4.62 x 4.57)  
Two double glazed windows to rear offering views across the Medway, carpet and radiator.

#### Bedroom

13'11" x 8'0" (4.25 x 2.46)  
Double glazed window to front, carpet and radiator

### Bathroom W/C

6'4" x 5'11" (1.933 x 1.82)  
Double glazed window to front, matching suite comprising of panelled bath, W/C, wash basin and radiator.

### First Floor

Entrance to loft and built in cupboard.

### Bedroom

12'2" x 8'2" (3.73 x 2.49)  
Double glazed window to rear with views across the Medway, built in wardrobe, carpet and radiator.

### Bedroom

12'2" x 6'4" (3.73 x 1.94)  
Double glazed window to rear with views across the Medway, carpet and radiator.

### Rear Garden

Good sized rear garden with decked patio area, various plants and shrubs, out side tap and power point.

### Garage

17'4" x 8'2" (5.29 x 2.49)  
Electric roller door with power and light.

### Off Road Parking

For two vehicles to front.

### 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.

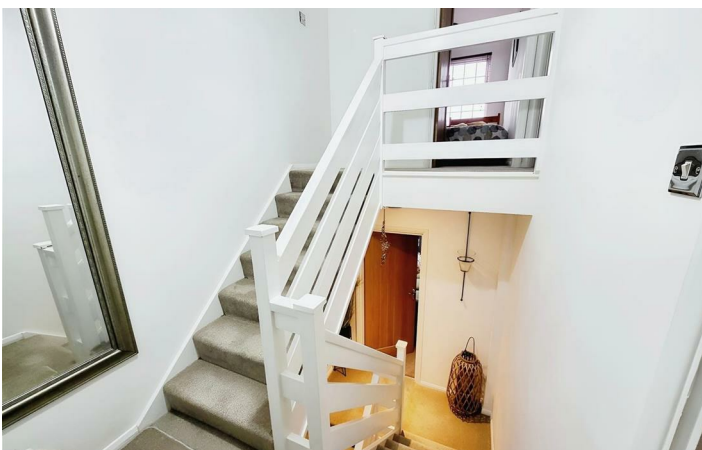
### Agents Note

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, 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.



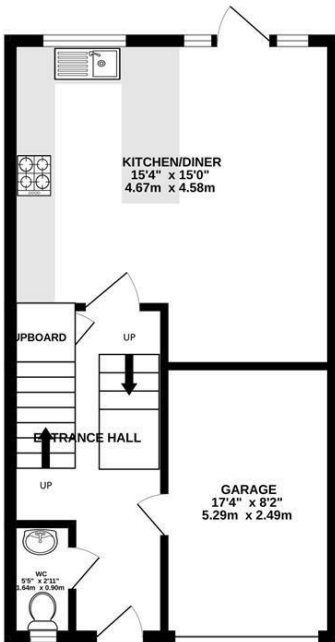
## Directions

Tel: 01634730672

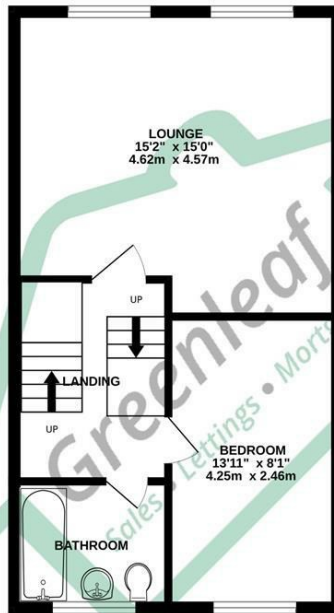




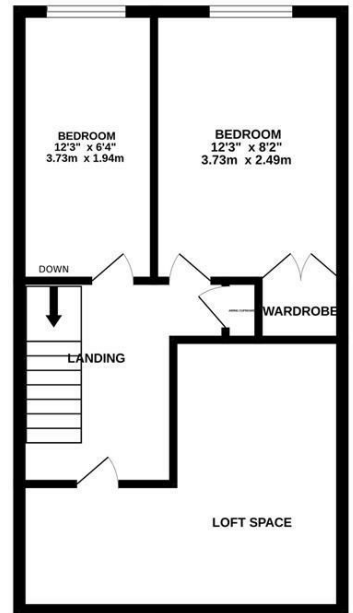
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



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

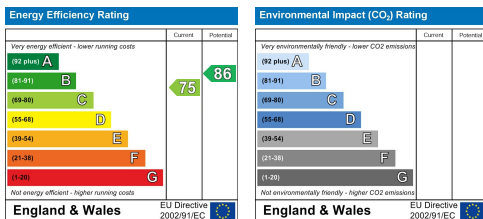


2ND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.6 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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.