



## 27 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. This imposing and charming three bedroom family home retains many original features and is well presented throughout, whilst further benefits include a good size rear garden, separate lounge and dining room, upstairs and downstairs bathrooms, office/summerhouse, and a useful cellar with potential for a variety of uses.

The layout briefly comprises of: Entrance hall, lounge, separate dining room, fitted kitchen with integrated appliances, utility area, bathroom W/C and cellar; To the first floor there are three separate bedrooms and a shower-room W/C.

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 D. Council Tax Band C.

**Offers In The Region Of £440,000**

# 27 Langdon Road

## Rochester, ME1 1UN



- HIGHLY SOUGHT-AFTER LOCATION
- THREE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR BATHROOM W/C
- FIRST FLOOR SHOWER ROOM W/C
- GOOD SIZE REAR GARDEN
- OFFICE/SUMMER HOUSE
- CELLAR
- EPC GRADE D
- COUNCIL TAX BAND C / FREEHOLD

### Entrance Hall

Door to front, varnished floorboards, radiator, entrance to lounge, dining room, kitchen and cellar.

### Lounge

12'5" x 11'5" (3.8 x 3.5)

Double glazed sash window to front, carpet, radiator and working fireplace with feature surround.

### Dining Room

12'5" 9'6" (3.8 2.9)

Double glazed door to rear, feature fireplace with surround and radiator.

### Kitchen

11'1" x 9'2" (3.4 x 2.8)

Window and door to side, modern kitchen comprising of matching wall and base units, sink and drainer unit, range of built in appliances including dishwasher, fridge/freezer, oven, electric hob with extractor fan, and microwave.

### Cellar

14'9" x 9'10" (4.5 x 3)

Built-in cupboard housing meters, two further built in storage cupboards and carpet.

### Bathroom W/C

9'6" x 9'2" (2.9 x 2.8)

Double glazed window to rear, matching suite comprising of panelled bath, wash basin and W/C. heated towel and tiled walls and flooring.

### Utility Area

16'8" x 5'6" (5.1 x 1.7)

Double glazed door to rear, double glazed windows to side, plumbing for washing machine and space for tumble dryer.

### First floor landing

Built in cupboard, entrance to loft housing combination boiler and carpet.

### Bedroom

14'9" x 12'5" (4.5 x 3.8)

Two double glazed windows to front, carpet, radiator, built in cupboard and feature fireplace with surround.

### Bedroom

12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear, built in cupboard, carpet, radiator and feature fireplace with surround.

### Bedroom

9'2" x 6'2" (2.8 x 1.9)

Double glazed window to rear, carpet, radiator and feature fireplace.

### Shower room W/C

5'6" x 4'11" (1.7 x 1.5)

Matching suite comprising of corner shower cubicle, wash basin and close coupled W/C, heated towel rail, tiled walls and flooring.

### Rear garden

Good size established rear garden, decked patio area, artificial grass with various flowers and shrubs.

### Office/Summer house

11'5" x 11'5" (3.5 x 3.5)

Window door to front, power, light and internet connection.

### 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

### 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

Tel: 01634730672

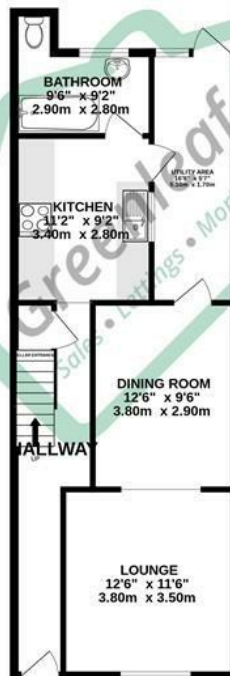
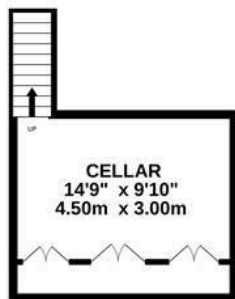
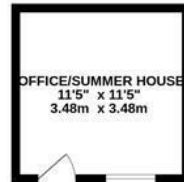




**BASEMENT**  
199 sq.ft. (18.5 sq.m.) approx.

**GROUND FLOOR**  
753 sq.ft. (69.9 sq.m.) approx.

**1ST FLOOR**  
471 sq.ft. (43.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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.

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