



53 Roebuck Road

Rochester, Kent, ME1 1UE

GREENLEAF PROPERTY SERVICES are delighted to present this completely refurbished and beautifully presented substantial period property to the market, on one of Rochester's most sought-after roads, available with NO ONGOING CHAIN. Set over four spacious floors, and boasting four double bedrooms, impressive open-plan lounge/diner, large kitchen/breakfast room, downstairs shower room/WC and upstairs family bathroom, the property further benefits from a tanked basement area currently used as an office, a good size private lawn garden to the rear, and potential for an off-road parking space subject to usual consents. This stylish and characterful family home has undergone a complete refurbishment throughout, including a new kitchen and shower room, boiler, radiators, and redecoration, whilst "behind the scenes" it has also been rewired, replumbed, re-plastered and insulated, and is quite simply ready to move into and enjoy. Properties of this calibre and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance hallway with stairs up to first floor, access to the lounge/diner, doorway down to the basement area, door to kitchen/breakfast room through to rear lobby/boot room and downstairs shower/WC. The garden is accessed from the both the kitchen and the rear lobby. The spacious first floor landing gives access to three double bedrooms and family bathroom, with stairs up to the second floor/double bedroom four with far reaching views across Rochester.

Located a short walk to quality schools for all age groups including the renowned Kings and St Andrews private schools, and the station with 35 minute fast trains to London St Pancras, the historic High Street offers a wealth of cafes, bars, restaurants and boutiques, as well as the famous cathedral and Norman castle. A2/M2/M20 road links to London and coast are all close by, as are beautiful river walks.

Price Guide £650,000

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- MID-TERRACED PERIOD PROPERTY IN HIGHLY SOUGHT-AFTER LOCATION
- FOUR DOUBLE BEDROOMS / OFFICE / TWO BATHROOMS / OPEN-PLAN LOUNGE/DINER
- WALK TO STATION AND 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE E /COUNCIL TAX BAND D
- BEAUTIFULLY PRESENTED AND COMPLETELY REFURBISHED THROUGHOUT
- NEW KITCHEN, BOILER AND SHOWER ROOM, REWIRED AND REPLUMBED
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- NO ONGOING CHAIN
- POTENTIAL FOR OFF ROAD PARKING SUBJECT TO USUAL CONSENTS
- WALK TO HISTORIC HIGH STREET, BARS, CAFES, BOUTIQUES, CASTLE AND CATHEDRAL

Entrance Hallway

29'6" x 3'3" to 5'2" (9.0m x 1.0m to 1.6m)
Spacious hallway with high ceiling and original archway, exposed floorboards, feature light and vertical radiator, new doors to all rooms, coving, attractive front door with window above, stairs up to first floor and down to basement/office, access to lounge and dining room, kitchen/ breakfast room through to rear lobby/garden room, and shower room/WC.

Lounge/Diner

26'2" (into bay) x 12'3" (to 10'2") (8.0m (into bay) x 3.75m (to 3.1m))
Beautiful open-plan spacious and light room with tasteful neutral decor and exposed floorboards, ceiling roses with impressive chandelier lights- the lounge area boasts an attractive fireplace and surround with built-in bookcase and cupboards either side, large bay sash-windows to front of house, feature radiator, picture rails and high ceilings, and flows open-plan to the rear into the dining area with further feature fireplace/surround, and window to rear.

Kitchen/Breakfast Room

21'7" x 8'2" (6.6m x 2.5m)
Impressive spacious and light room with quarry-tiled flooring, new tasteful neutral wall and base units with wooden worktops, feature splashbacks, gold taps, integrated dishwasher, new Neff hob and oven, space for washing machine and fridge/freezer, feature radiator, two windows to side and door out to garden, space for breakfast table and chairs. Open doorway to rear lobby/garden room and WC/Shower room from here.

Rear Lobby

6'6" x 3'11" (2.0m x 1.2m)
With door out to garden, large new window to rear overlooking garden, downlighters, quarry floor tiles, works well as a "boot room"/garden room, space for coats and shoes, access into new WC/Shower room.

Shower Room/WC

5'2" x 3'11" (1.6m x 1.2m)
Beautiful new space with walk-in rainfall shower/glass divide, new window to rear, WC and hand basin, attractive and colourful partial wall tiles, stylish contrasting slate-effect floor tiles, neutral decor and downlighters, vertical gold radiator and fitted wall mirror.

First Floor Landing

13'5" x 5'2" (4.1m x 1.6m)
Spacious landing giving access to three double bedrooms, family bathroom, built-in storage cupboard, and stairs up to second floor/bedroom four.

Bedroom One

15'8" (into bay) x 14'9" (4.8m (into bay) x 4.5m)
Great size double bedroom with large bay-window to front, further window to front also, picture rail and high ceilings, exposed floorboards.

Bedroom Two

12'9" x 10'4" (3.9m x 3.15m)
Double bedroom with window to rear of property, attractive fireplace and surround, high ceiling and built-in book shelves.

Inner Landing

9'10" x 2'11" (3.0m x 0.9m)
Giving access to bedroom three and bathroom.

Bedroom Three

12'1" x 7'8" (3.7m x 2.35m)
Double bedroom with sash-window to rear, built-in cupboard, neutral carpet and decor.

Bathroom

8'8" x 5'4" (2.65m x 1.65m)
Good size bathroom with modern white suite consisting of bath with shower over, basin and WC, white wall tiles, attractive floor tiles, two sash windows to side of room.

Bedroom Four

18'8" x 15'8" (5.7m x 4.8m)
Great size room with far-reaching views across Rochester taking in the cathedral spire, further Velux window to rear, exposed floorboards, space and potential for en suite with pipework in place, subject to new owners wishes.

Basement/Office

11'1" x 9'10" (3.4m x 3.0m)
With new stairs down to the basement area to a good size tanked room with good head height, bay window to front offering lots of natural light, vinyl tile-effect flooring and white walls, built-in storage cupboard, currently in use as an office with plenty of room for a desk and chair, and sofa bed.

Storage Room

8'6" x 5'1" (2.6m x 1.55m)
Currently housing meters, useful storage space, worktops and built-in cupboards.

Garden

Spacious hard-standing area to side and rear of property leading to a lovely long and newly fenced established lawn garden with central pathway, hedge and fencing providing privacy, wall to rear, a blank space for all those green-fingered enthusiasts.

Front of House

Attractive looking bay-fronted period property set

over four floors, with potential off road parking for one car (subject to permission), permit parking in road, raised flower beds to the side of the pathway lead to the impressive front door.

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

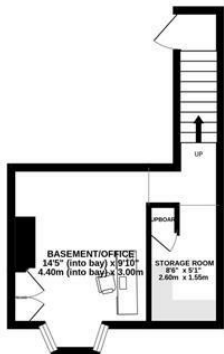
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Tel: 01634730672

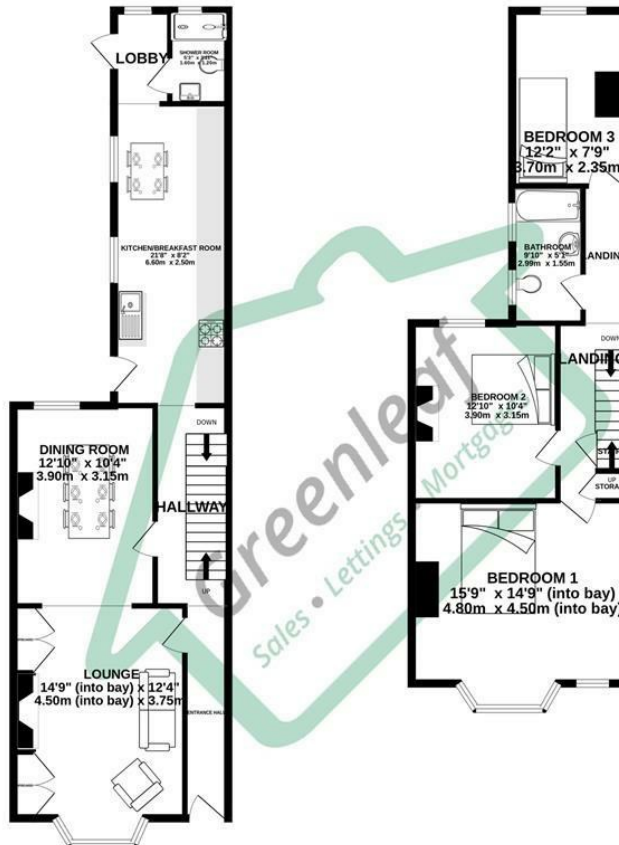




BASEMENT
205 sq.ft. (19.0 sq.m.) approx.



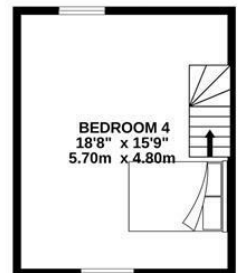
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.

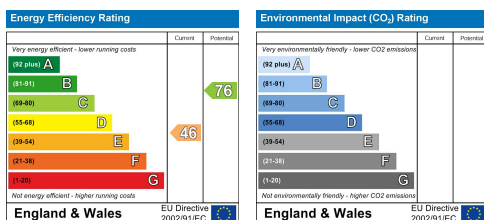


2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (162.0 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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