



## 225a City Way

Rochester, Kent, ME1 2TL

GREENLEAF PROPERTY SERVICES are delighted to present this substantially extended semi-detached house to the market, on the highly sought-after City Way, Rochester, ME1. Boasting versatile and spacious accommodation over three floors, including five/six bedrooms, three bathrooms, WC/cloakroom, utility room, open-plan lounge/diner and kitchen/breakfast room, this well presented family home further benefits from an exceptionally good size rear garden complete with spacious patio, large double garage with potential for further accommodation subject to the new owners wishes and usual permissions, solar panels, and generous block-paved off road parking to the front and side of the property for several vehicles.

The layout briefly comprises of: Hallway into lounge open-plan to dining room, utility, WC, and kitchen/breakfast room out to garden; The first floor landing gives access to the master bedroom with large dressing area, en suite (and potential to utilise as two double bedrooms), a further double and single bedroom and bathroom; The second floor landing gives access to two further double bedrooms and bathroom.

Located close to highly regarded state and private schools, all A2/M2/M20 road links are a short drive away. The historic High Street offers a wealth of restaurants, cafes, bars, boutiques, the famous castle and cathedral, whilst nearby Rochester and Chatham stations provide a 40 minute fast train service into London St Pancras. Further shopping and dining amenities are also just a short walk away. Properties of this size, versatility and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £560,000**

# 225a City Way

## Rochester, Kent, ME1 2TL



- IMPRESSIVE AND SPACIOUS SEMI-DETACHED HOUSE
- FIVE-SIX BEDROOMS / THREE BATHROOMS / UTILITY AND WC-CLOAKROOM
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD
- SUBSTANTIALLY EXTENDED TO REAR AND INTO LOFT
- OPEN-PLAN LOUNGE-DINER/ OPEN-PLAN KITCHEN-BREAKFAST ROOM
- CLOSE TO STATIONS WITH 35 MINUTE FAST TRAINS TO LONDON
- BURSTING WITH VERSATILITY AND POTENTIAL
- LARGE GARDEN / DOUBLE GARAGE-OFFICE/ AMPLE OFF ROAD PARKING
- CLOSE TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, CASTLE AND CATHEDRAL

### Hallway

11'9" x 5'8" (3.6m x 1.75)

With laminate flooring and neutral decor, stairs up to first floor, doors to utility room and lounge.

### Lounge

13'5" (into bay) x 11'5" (4.1m (into bay) x 3.5m)

With bay window to front of room offering lots of natural light, feature gas fireplace and surround, laminate flooring and neutral decor, picture rails, open-plan to reception room.

### Reception Room

12'3" x 10'9" (3.75m x 3.3m)

Further good size room with potential for use as a dining room subject to new owners wishes, picture rails, laminate flooring and neutral decor continued, open doorway into utility and downstairs WC/cloakroom, bi-fold doors into kitchen/diner.

### Utility Room

7'10" x 6'6" (2.4m x 2.0m)

With wooden flooring, window to side of property, cupboard housing boiler, further useful storage cupboards with worktops and space underneath for washing machine and dryer.

### WC/Cloakroom

6'6" x 3'7" (2.0m x 1.1m)

With white WC and basin, neutral decor and wooden flooring.

### Kitchen/Diner

14'5" (10'0" 10'5") x 15'10" (4.4m (10 3.2m) x 4.85m)

Modern open-plan kitchen diner with lots of natural light from patio doors and window to rear, with wood-effect wall and floor cupboards with contrasting vinyl worktops and colourful feature splashback tiles, neutral decor and large floor tiles, range cooker, plenty of space for good size dining table and chairs.

### First Floor Landing

With wooden banisters and doors, neutral carpet and decor, window to side, access to master bedroom, dressing room and en suite, bedrooms two and five, and family bathroom.

### Master Bedroom

15'8" x 8'8" (4.8m x 2.65m)

Good size double bedroom with laminate flooring and neutral decor, built-in wardrobes, picture rails, windows to rear and side.

### Dressing area/Bedroom potential?

13'7" x 10'5" (4.15m x 3.2m)

Effectively a good size further double bedroom (six) with open archway into master bedroom area, currently used as a large dressing room for master with good range of built in wardrobes. With laminate flooring and neutral decor.

### En Suite

7'10" x 4'7" (2.4m x 1.4m)

With white suite consisting of bath with shower attachment, WC and basin/vanity unit, partial neutral wall tiles and wooden flooring.

### Bedroom Two

13'5" (into bay) x 10'11" (4.1m (into bay) x 3.35m)

Good size double bedroom with bay window to front, built-in wardrobes, picture rails, neutral decor with feature wall.

### Bedroom Five

9'4" x 6'10" (2.85m x 2.1m)

Smaller double bedroom with window to side, built-in wardrobe, laminate flooring and neutral decor with feature wall.

### Bathroom

7'0" x 6'6" (2.15m x 2.0m)

Family bathroom with white suite consisting of jacuzzi bath, WC and basin/vanity, wood flooring and neutral partial wall tiles, window to front.

### Second Floor Landing

Compact landing giving access to two further double bedrooms and shower room.

### Bedroom Three

12'1" x 9'4" (3.7m x 2.85m)

Good size double bedroom with laminate flooring and neutral decor, window to rear of property, built-in wardrobes and downlighters.

### Bedroom Four

11'11" x 7'2" (3.65m x 2.2m)

Further double bedroom with two Velux windows to front of property, built-in eaves storage, laminate flooring with neutral decor and downlighters.

### Bathroom

9'2" x 4'11" (2.8m x 1.5m)

Modern shower room with white suite consisting of shower, basin/vanity unit, WC, vertical chrome radiator, built-in cupboard housing water tank, neutral wall tiles with contrasting grey floor tiles.

### Patio and Garden

Large paved patio areas to side and rear of property with lots of space for BBQs, table and chairs and further garden furniture, leading to the double garage/office, and on to the truly impressive sized lawn garden, with a range of established plants, shrubs and trees.

### Double Garage/Office

20'0" x 16'8"m (6.1m x 5.1m)

Large double garage currently divided into an office area with side access and window, and a garage area

with garage door to front. With power, light, solar panels to roof, further storage potential in roof, this is a fantastic space with potential for a variety of uses subject to the new owners wishes.

### Off Road Parking

Ample block-paved off road parking to the front of property for five/six cars, a gated driveway to the side of the property leads to the extensive patio area and garden to rear.

### 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

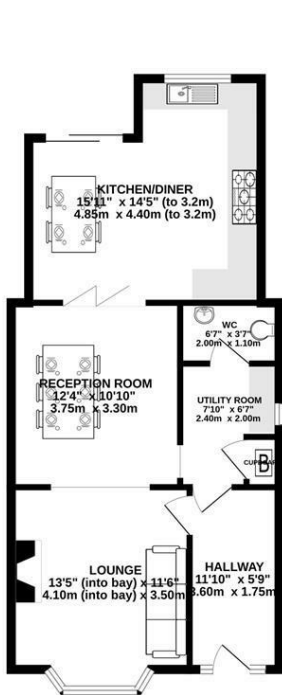
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. 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.

Tel: 01634730672

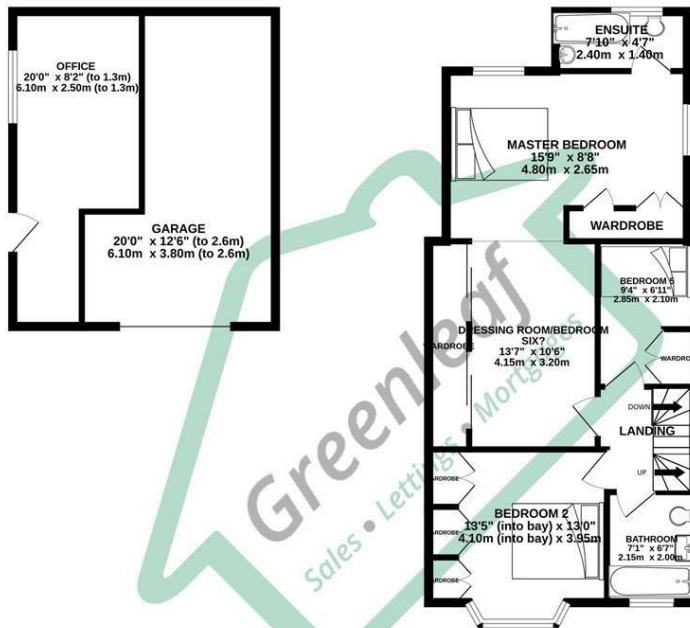




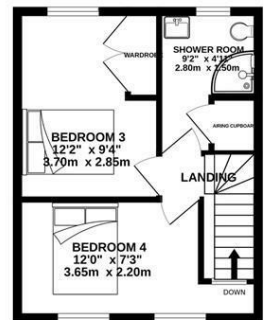
GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

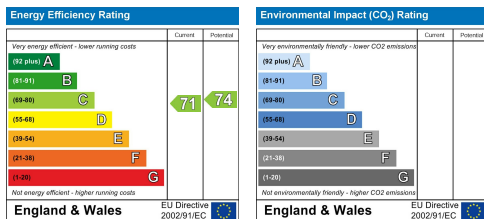


2ND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (171.0 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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