



154 Hawthorn Road

Rochester, ME2 2HS

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantially extended semi-detached house to the market in sought-after Strood, Rochester, available with NO ONGOING CHAIN! Boasting four bedrooms, an exceptionally good size open-plan lounge/diner and equally impressive-sized kitchen/breakfast room, this spacious property, available for the first time in 35 years, does need some updating and modernisation throughout but offers fantastic potential and versatility to create a lovely family home for any discerning buyer. Further benefits include off road parking with potential to create more, a good size terrace and lawn garden with outbuilding (formerly used as an aviary), and a location close to all schools and amenities.

The layout briefly comprises of: Compact hallway giving access to bathroom/WC, stairs up to first floor, and doorway into the great size open-plan lounge/diner, through to the spacious kitchen/breakfast room, and out to garden; The compact upstairs landing gives access to four bedrooms, with the fourth accessed from the third.

Located close to the town centre and all shopping, dining and leisure amenities, the station with 35 minute fast trains to London, highly regarded schools for all age groups, and all A2/M2/M20 road links are nearby. Medway Valley Leisure Park is also a short distance away offering a cinema, bowling, and further dining and leisure amenities.

Properties of this size, potential and location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £340,000

154 Hawthorn Road

Rochester, ME2 2HS



- SUBSTANTIALLY EXTENDED SEMI-DETACHED HOUSE WITH POTENTIAL!
- LARGE KITCHEN/BREAKFAST ROOM
- CLOSE TO SCHOOLS AND ALL LOCAL AMENITIES
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- FOUR BEDROOMS / NO CHAIN!
- SPACIOUS TERRACE AND ESTABLISHED GARDEN WITH OUTBUILDING
- CLOSE TO A2/M2/M20 ROAD LINKS
- LARGE OPEN-PLAN LOUNGE AND DINING ROOM
- OFF ROAD PARKING WITH POTENTIAL FOR MORE
- SHORT DRIVE TO STATION WITH FAST TRAINS TO LONDON

Hallway

Compact hallway with neutral carpet and decor giving access to bathroom, stairs up to first floor, and doorway into lounge/diner.

Bathroom/WC

6'10" x 4'11" (2.1m x 1.5m)

With white suite consisting of bath with electric shower over, WC and basin, neutral floor and wall tiles with decorative border, window to front with fitted blinds.

Lounge

14'1" x 10'0" (4.3m x 3.05m)

Good size lounge with window to front of house, feature fireplace, neutral carpet and decor with feature walls, open-plan into dining room from here with access into kitchen/breakfast room.

Dining Room

18'4" x 8'10" (5.6m x 2.7m)

Open-plan from lounge, further large reception/dining extension with patio doors out to terrace, and doorway into kitchen/diner.

Kitchen/Diner

24'5" x 10'0" (7.45m x 3.05m)

Large extended kitchen/breakfast room with plenty of space for table and chairs and other furniture, doorway to terrace/garden, windows to rear and side of property. The kitchen area to one end consists of a good range of wooden wall and floor cupboards with grey vinyl worktops running the full length of the room, neutral partial wall tiles and vinyl flooring, separate dishwasher, washing machine, gas hob and electric oven to

stay, large built-in cupboard housing freezer, a truly spacious room for all the family.

Landing

Compact landing with neutral carpet and decor giving access to three bedrooms, with the fourth off the third.

Bedroom One

14'1" x 10'2" (4.3m x 3.1m)

Good size double with built-in wardrobes and storage to one wall, windows to front and rear of room for lots of natural light, neutral carpet and decor.

Bedroom Two

12'5" x 7'0" (3.8m x 2.15m)

Double bedroom with windows to front and side of property, neutral carpet and decor, built-in cupboard housing boiler and water tank.

Bedroom Three

10'0" x 9'0" (3.05m x 2.75m)

Smaller double bedroom with windows either side of room, neutral carpet and decor, sliding door to fourth bedroom from here.

Bedroom Four

10'0" x 8'0" (3.05m x 2.45m)

Further smaller double bedroom with neutral carpet and decor, window to rear overlooking gardens.

Garden

A lovely raised terrace with far reaching views across gardens leads down to the good size established lawn garden with established plants and shrubs, to the rear there is a versatile outbuilding

formerly used as an aviary with potential for a variety of uses, a greenhouse, and further hard standing.

Off Road Parking

Raised off road parking to front of house for one car, however there is a paved front garden area offering potential for further parking subject to new owners wishes and usual permissions.

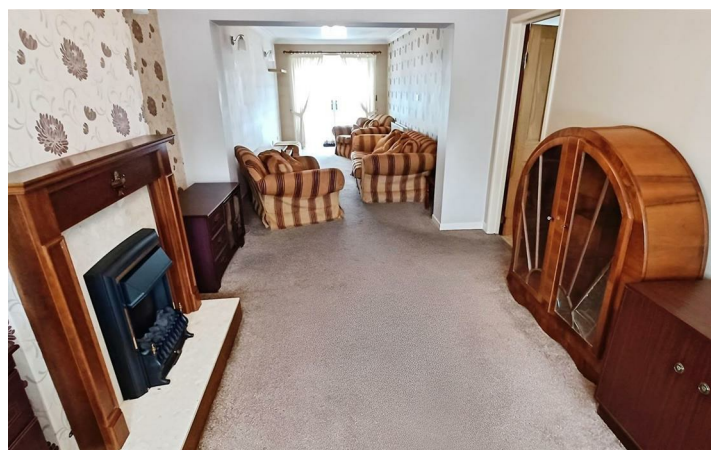
Agents Note

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.

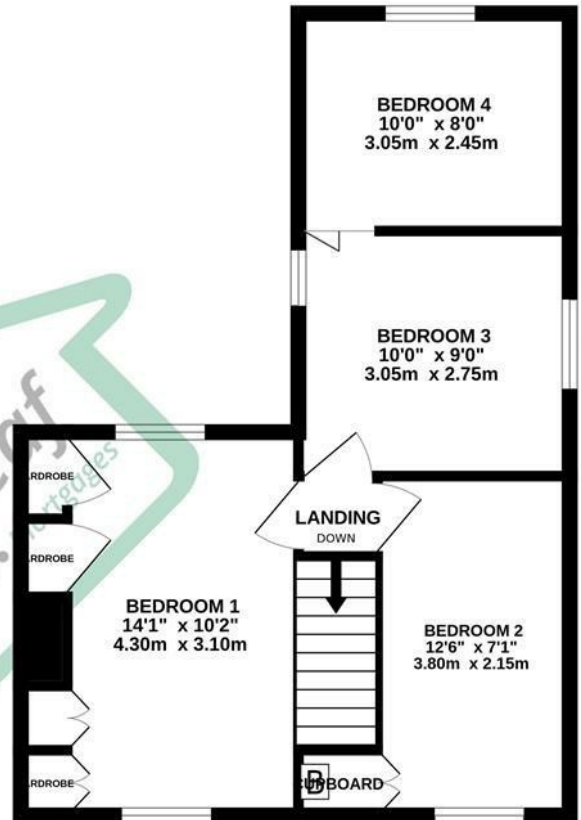
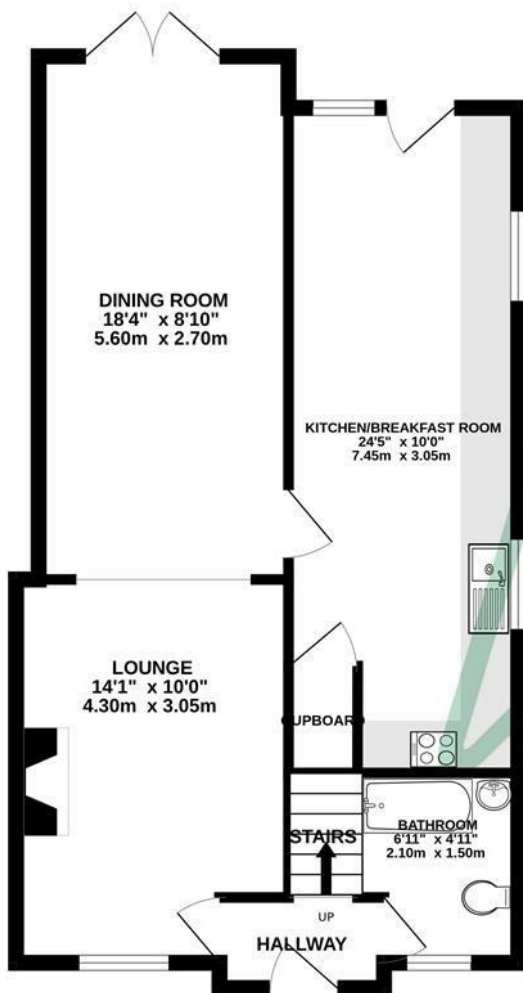
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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

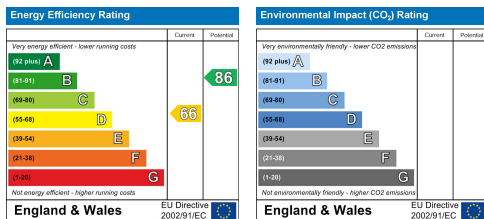
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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