



"Beth EI" 203B Maidstone Road

Rochester, ME1 3ES

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantial detached five bedroom family home to the market, enviably located within a short walk of highly regarded schools, the historic High Street, station with fast trains to London, and a short drive to all road links and leisure amenities. Built in 1996, and available with NO ONGOING CHAIN, this versatile and well presented bay-fronted property boasts great size rooms throughout, including a large lounge and separate dining room which could be used to create a separate downstairs annexe, study/bedroom five, spacious conservatory, integral garage and ample off road parking. Further benefits include a master/en suite, utility room, two walk-in wardrobes, and an established rear lawn garden for all the family.

The layout briefly comprises of: Imposing hallway giving access to the WC/cloakroom, dining room, kitchen through to utility and garage, bedroom five/study, and lounge through to conservatory; Impressive stairs lead up to the spacious landing giving access to four double bedrooms including master with en suite and walk-in wardrobe, and family bathroom.

Located within a walk of the historic High Street and its diverse range of independent shops, cafes and restaurants, highly regarded schools both private and state, including Kings School, St Andrews School, Rochester Girls Grammar School and the Mathematical school are also within walking distance. Furthermore, the station with 35 minute fast services to London Cannon Street, Charing Cross, Victoria and a Hi-speed service to Ebbsfleet International, Stratford International and St Pancras is also a walk away. All A2/M2/M20 and M25 road links to Maidstone, Canterbury, London, Bluewater shopping centre, Ebbsfleet International Station and Gatwick Airport are a short drive away. Viewing is sure to be strong in this impressive and spacious detached house, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £700,000

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- SUBSTANTIAL DETACHED HOUSE IN SOUGHT-AFTER ROCHESTER LOCATION
- MASTER BEDROOM WITH EN SUITE AND WALK-IN WARDROBE
- WALK TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS
- EPC GRADE C / COUNCIL TAX BAND F / FREEHOLD
- NO CHAIN!
- CONSERVATORY AND INTEGRAL GARAGE WITH AMPLE OFF ROAD PARKING
- WALK TO HISTORIC HIGH STREET AND STATION WITH 35-MINUTE FAST TRAINS TO LONDON
- FIVE BEDROOMS / UTILITY / LARGE LOUNGE AND SEPARATE DINING ROOM
- GOOD SIZE ESTABLISHED GARDEN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND ALL SHOPPING AND LEISURE AMENITIES

Hallway

19'4" x 6'6" (5.9m x 2.0m)

Great size hallway with striking wood flooring and neutral decor, impressive stairs and partially galleried landing, storage cupboard, access to WC/cloakroom, dining room, lounge, study/bedroom five and kitchen.

WC/Cloakroom

6'2" x 2'11" (1.9m x 0.9m)

With WC and basin, window with fitted blinds to front, neutral decor with tile-effect vinyl flooring, high ceiling.

Dining Room

14'7" x 8'0" (4.45m x 2.45m)

Glass-pane double doors lead into this impressive dining room with wood floor and neutral decor continued, two windows to front offering lots of natural light, feature light with ceiling rose. Located next to the garage and behind the kitchen and utility, this whole area has potential for conversion to self-contained accommodation subject to new owners wishes and usual permissions.

Kitchen/Breakfast Room

16'0" x 8'0" (4.9m x 2.45m)

With good range of wooden wall and floor cupboards, butchers block worktops with attractive neutral splashback tiles and decor, laminate wood-effect flooring, feature light, gas hob, integrated dishwasher, window to rear with fitted blinds, further window to side, door to utility from here.

Utility Room

8'10" x 8'4" (2.7m x 2.55m)

Good size useful room with further wooden wall cupboards and worktop area with basin, plumbing for washing machine and dryer, boiler located here also, door to rear of garage, and door with window to side out to garden.

Study/Bedroom Five

6'8" x 6'2" (2.05m x 1.9m)

Useful study/office currently in use as single bedroom, with neutral carpet and decor, window with fitted blinds to rear of property.

Lounge

22'3" x 12'3" (6.8m x 3.75m)

Exceptionally good size room with bay window to front of house, feature fireplace and surround, coving, feature light with ceiling rose, two wall lights, double glass doors to rear lead into the conservatory.

Conservatory

9'10" x 9'8" (3.0m x 2.95m)

Spacious conservatory with laminate flooring and pitched roof with fan light, fitted blinds all round, dwarf wall, double doors out to garden from here.

Landing

16'2" x 10'7" (4.95m x 3.25m)

Spacious landing with neutral carpet and decor, window with fitted blinds to front of house, doors to all rooms on first floor, and large built-in airing cupboard.

Master Bedroom

18'8" x 11'11" (to 8'4") (5.7m x 3.65m (to 2.55m))

Fantastic size master bedroom with neutral carpet and decor, windows to rear and side, wall lights and feature light with ceiling rose, glass pane doors open into spacious walk-in wardrobe, further door to en suite.

En Suite

10'5" x 3'11" (3.2m x 1.2m)

With white suite consisting of shower, basin/vanity unit and WC, velux window to side of property, downlighters, attractive neutral wall tiles and vinyl flooring.

Walk-in Wardrobe

9'0" x 3'11" (2.75m x 1.2m)

Great built-in storage space

Bedroom Two

12'5" x 8'4" (3.8m x 2.55m)

Good size double bedroom with window/blinds to front of house, neutral carpet and decor, built-in double wardrobe.

Bedroom Three

11'7" x 8'4" (3.55m x 2.55m)

Good size double bedroom with window/blinds to front of house, walk-in wardrobe and further eaves storage, neutral carpet and decor.

Walk-in Wardrobe

7'0" x 3'11" (2.15m x 1.2m)

Great built-in storage space

Bedroom Four

10'7" x 8'2" (3.25m x 2.5m)

Further double bedroom with neutral carpet and decor, window/blinds to rear of property.

Bathroom

8'10" x 6'10" (2.7m x 2.1m)

Good size bathroom with white suite consisting of bath with shower over, basin and WC, wood-effect laminate flooring and partial white wall tiles, window to rear.

Garage

18'10" x 9'2" (5.75m x 2.8m)

Large single garage with up and over door, power and light, laminate flooring, currently used for storage however strong potential for conversion to further accommodation subject to new owners wishes.

Garden

With spacious paved patio area to rear of conservatory for garden furniture and BBQs, attractive lawn garden with established plants and shrubs, storage shed, paved area to side gives gated access to front of property.

Off Road Parking

Ample block-paved off road parking for 4/5 cars directly to front of house, with wall to front for added privacy, mature shrub and plant borders.

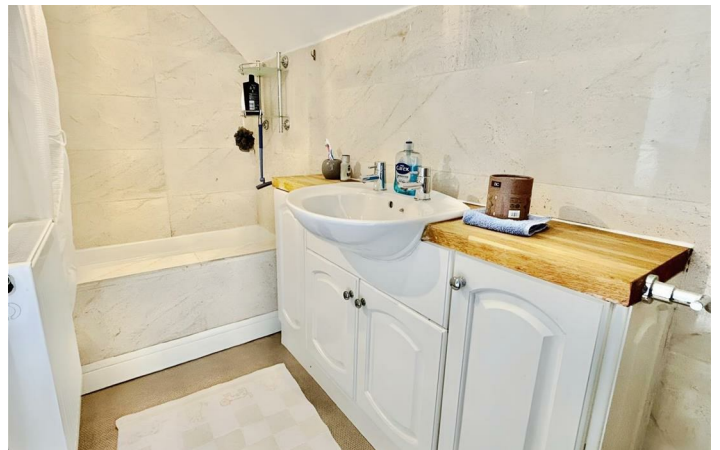
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Agents Note 2

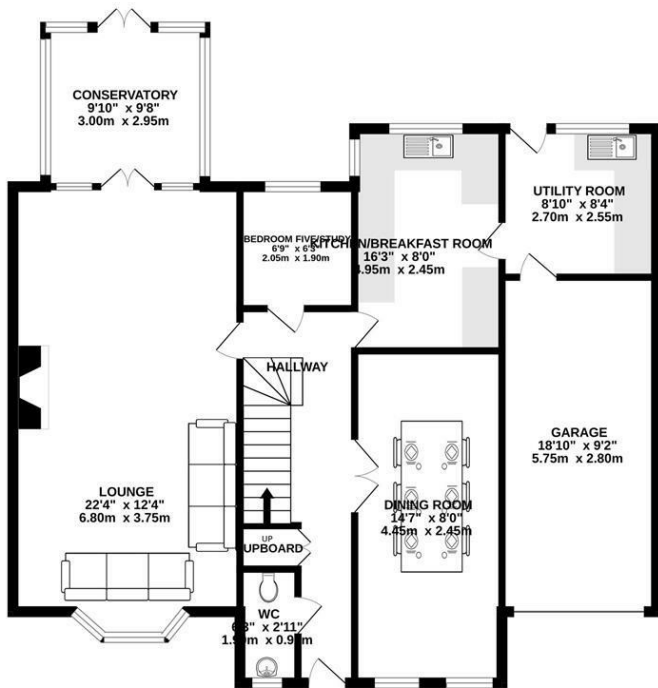
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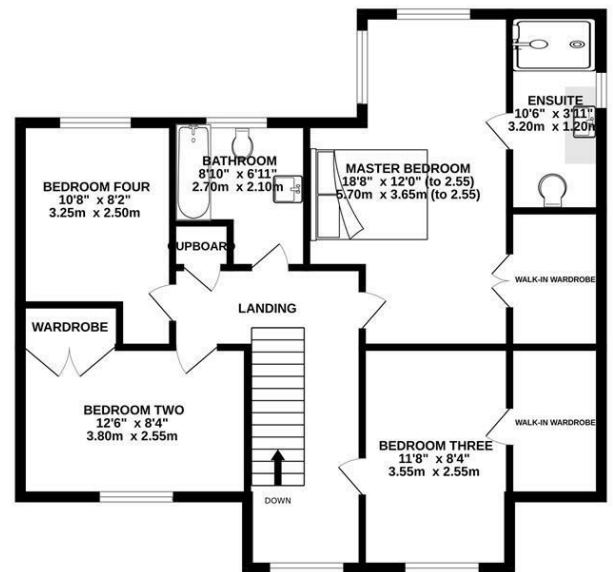




GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.

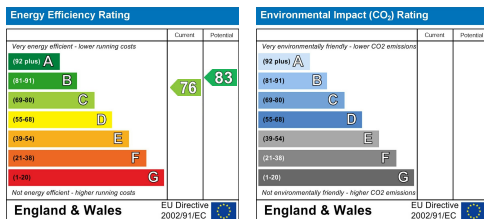


1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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