



## 29 Langdon Road

Rochester, ME1 1UN

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented period property to the market, in the highly sought-after "Bishops Square" location, Rochester. Built approximately 1880, and boasting many original features throughout, this stylish extended family home provides space, character and potential to further expand in equal measure, and is available with NO ONWARD CHAIN! Boasting two large double bedrooms, a spacious family bathroom, separate downstairs WC, a stunning extended kitchen-diner with integrated appliances and built-in "Island/dining table", there is also a good size reception room open-plan to the separate lounge area complete with two feature fireplaces and exposed floorboards. Further benefits include a basement room/office with potential for use as a third bedroom, a beautiful private and peaceful low-maintenance garden, and potential to extend into the loft to create further accommodation, subject to new owners wishes and planning permission.

The layout briefly consists of: Front door into hallway giving access to the reception room which is open-plan to the lounge, inner hallway with stairs up to first floor and down to basement and WC, further access to the lounge and kitchen, which is open-plan to the dining room. The first floor landing gives access to two double bedrooms and good size family bathroom. The patio and garden can be accessed from both the lounge and the dining room.

Located a short walk to the highly regarded King's and St Andrews private schools, grammar school options are also a walk away. The nearby historic Dickensian High Street offers a selection of bars, boutiques, cafes, restaurants, annual Dickens festival, famous cathedral and Norman castle, and station with fast trains to London St Pancras. All A2/M2/M20 road links are a short drive away.

Interest is sure to be strong in this rarely available opportunity, we recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £450,000**

# 29 Langdon Road

## Rochester, ME1 1UN



- TWO/THREE BEDROOM PERIOD HOUSE WITH NO CHAIN!
- BASEMENT ROOM/ OFFICE WITH POTENTIAL FOR THIRD BEDROOM
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, BARS, CAFES, CASTLE AND CATHEDRAL
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- BEAUTIFULLY PRESENTED WITH ORIGINAL CHARACTER FEATURES THROUGHOUT
- GOOD SIZE LOW-MAINTENANCE GARDEN
- WALK TO STATION WITH FAST SERVICES TO LONDON
- RECEPTION ROOM, LOUNGE, AND KITCHEN/DINER
- SPACIOUS UPSTAIRS BATHROOM AND DOWNSTAIRS WC
- CLOSE TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

### Hallway

25'11" x 5'1" to 2'11" (7.90m x 1.55m to 0.9m)  
Spacious hallway with exposed floorboards and white walls with original archway opening into further inner hallway, stairs up to first floor and down to basement room, wooden doorways into reception room, lounge, and kitchen, open-plan to dining room and out to garden.

### Reception Room

12'5" x 11'11" (3.8m x 3.65m)  
With privacy shutters to front of house, feature fireplace and brick surround, exposed floorboards and stylish neutral decor, open-plan into the main lounge area for the property.

### Lounge

12'5" x 9'10" (3.8m x 3.0m)  
Lovely cosy lounge to rear of the property with double doors out to garden, feature fireplace and brick surround, exposed floorboards continued.

### Kitchen Area

11'1" x 8'6" (3.4m x 2.6m)  
With stunning recently new kitchen in a tasteful bold blue colour, good range of wall and floor cupboards with contrasting Quartz worktops and feature splashback tiles, brushed-brass fixtures and fittings, gas hob and double electric oven, integrated dishwasher, fridge-freezer and washing machine, downlighters and central feature light, and light-brown Herringbone-style vinyl flooring. With window to side of property, and open-plan from here into the dining room.

### Dining Area

12'5" x 8'6" (3.8m x 2.6m)  
Extended area to rear of property providing a fantastic dining space for the house, with impressive vinyl flooring continued and stylish neutral decor, beamed ceiling with feature light, double doors out to patio and garden, and good size built-in dining table/"island" with matching Quartz table top, and further storage underneath.

### Basement / Office / Bedroom Three?

15'7" x 12'1" (4.75m x 3.7m)  
With painted white walls and hard-standing floor, good head-height, downlighters and built-in double cupboard housing the meters, this impressive tanked and lined basement room is currently used as an office, however with the fire-escape window to the front of the property, could also potentially be used as a further bedroom subject to the new owners wishes and usual permissions. The useful separate WC is located off this room also.

### WC

3'11" x 3'7" (1.2m x 1.1m)  
With white WC and basin with vanity cupboard, white walls, useful separate WC for the property.

### Landing

12'5" x 5'1" (3.8m x 1.55m)  
Good size landing with neutral grey carpet and white walls, large built-in cupboard, access to two good size double bedrooms and large bathroom.

### Bedroom One

15'5" x 12'5" (4.7m x 3.8m)  
Impressive and spacious main bedroom with two windows to front of house with privacy shutters, original built-in cupboard, neutral grey carpet and white walls with feature wall. There is also access to the loft from here which is partially boarded, has a light and ladder, and offers potential for further accommodation (as others have done in road), subject to planning permission.

### Bedroom Two

12'5" x 9'10" (3.8m x 3.0m)  
Further good size double bedroom (currently also used as an office), with window to rear of property, exposed floorboards, white walls with feature panelled wall, picture rails and coving.

### Bathroom

11'3" x 8'6" (3.45m x 2.6m)  
Great size bathroom with white suite consisting of bath with shower over, WC and basin, partial white splashback tiles and white walls, grey vinyl "tile-effect" flooring, white vertical radiator, and window to rear of property.

### Garden

The good size paved patio is accessed from both the lounge and dining room, with plenty of space for BBQ and garden furniture, and leads on to a spacious, pretty and private low-maintenance paved garden with pond, established plants, flowers, shrubs and trees, and an area at the bottom of the garden with space and potential for a summerhouse, gym or office, subject to the new owners wishes and usual permissions.

### Agents Note One

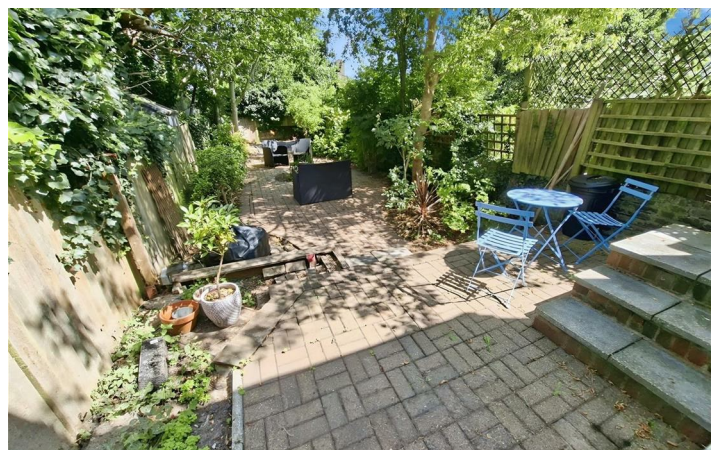
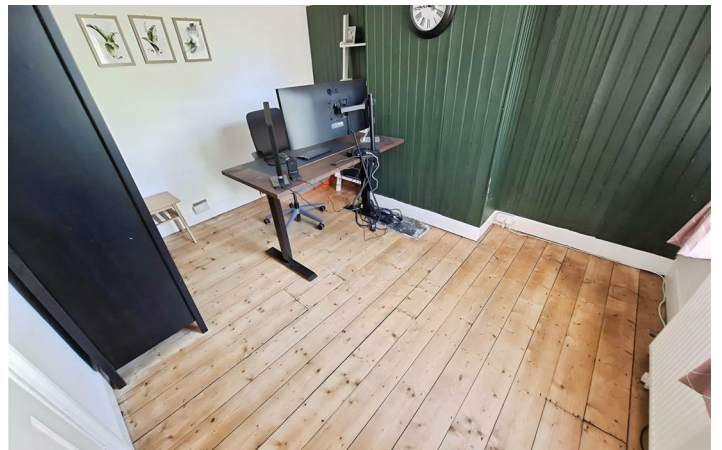
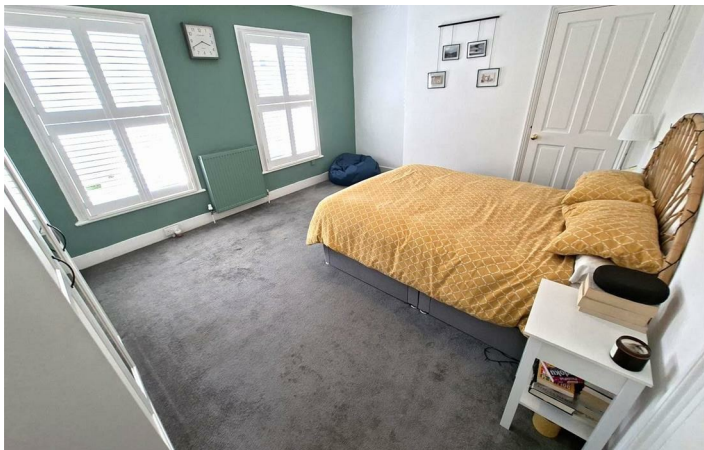
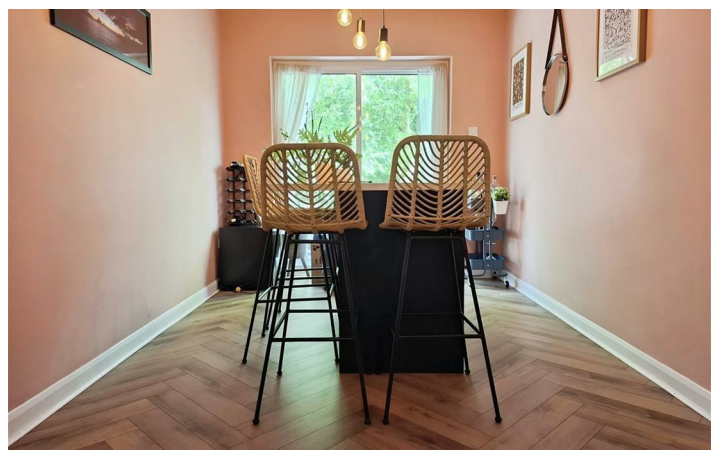
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### Agents Note Two

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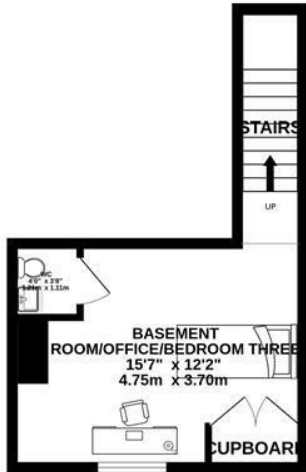
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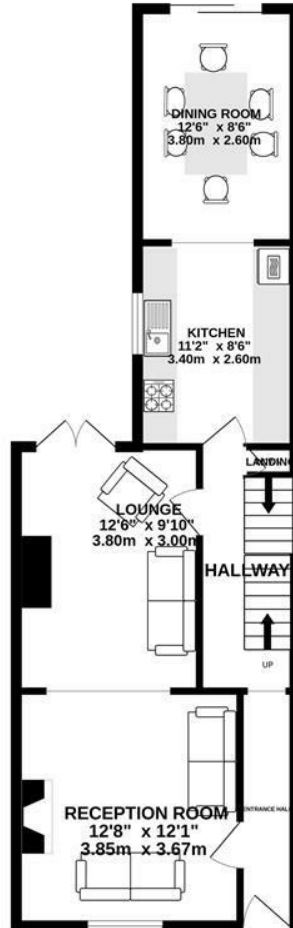




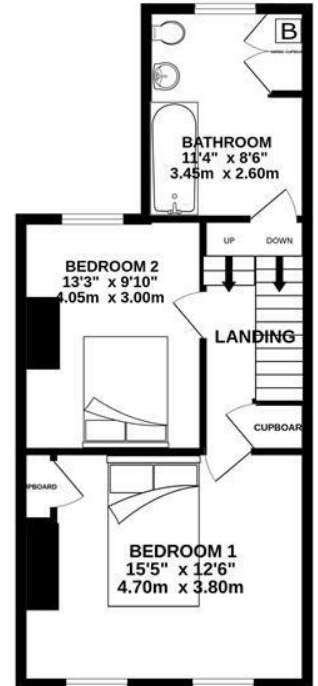
**BASEMENT**  
227 sq.ft. (21.1 sq.m.) approx.



**GROUND FLOOR**  
575 sq.ft. (53.4 sq.m.) approx.

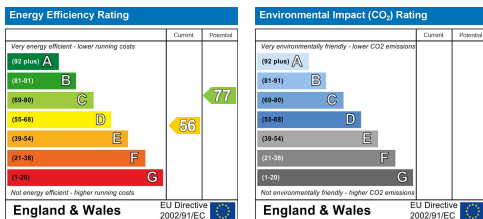


**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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