



62 Orion Road

Rochester, ME1 2UH

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom house to the market, in a sought-after popular location close to highly regarded schools and all amenities. Built in the 1960s, and available for sale for the very first time since then, this lovely family home has been much loved and cared for by the current owners, and offers spacious and practical accommodation throughout. Boasting a useful garden/storage room currently used as a feature bar, large hallway/utility area, downstairs WC and upstairs shower room, three double bedrooms, and a large lounge and separate kitchen/diner, the property further benefits from beautifully tended yet low-maintenance front and rear gardens, a garage and off road parking.

The layout briefly comprises of: Garden room/bar area into hallway/utility, giving access to WC, large lounge open-plan to the spacious kitchen/diner, double doorway into rear lobby with stairs up to first floor and doorway out to rear garden and garage; The first floor landing gives access to three double bedrooms (two good size, one smaller), shower room, and loft with potential.

Enviably located opposite a lovely spacious green area, this delightful family home is within a short walk of highly regarded schools for all age groups, local amenities, and all A2/M2/M20 road links. The nearby historic High Street offers a fine selection of restaurants, bars, boutiques and cafes, as well as the ever popular castle and cathedral, and station with 35 minute fast trains to London. A further vast selection of dining, leisure and shopping amenities can be found at Bluewater Shopping Centre, approx 20 minutes drive away.

Interest is sure to be strong in this well presented family home available on the open market for the first time, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £285,000

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- MID-TERRACE HOUSE WITH GARAGE AND OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS / UPSTAIRS SHOWER ROOM / DOWNSTAIRS WC
- FRONT AND REAR GARDENS AND LOCATED OPPOSITE COMMON LAND
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- SPACIOUS LOUNGE / SEPARATE KITCHEN-DINER
- GARDEN ROOM / BAR AREA
- SHORT DRIVE TO HIGH STREET, ALL AMENITIES AND STATION WITH FAST TRAINS TO LONDON

Garden Room

9'2" x 6'2" (2.8m x 1.9m)

Front door into this useful storage room currently used as a bar, with tile-effect vinyl flooring and neutral decor with feature wall, window to side, basin, built-in shelving, recent refurbished roof, door from here into hallway.

Hallway/Utility Area

13'5" x 6'0" (4.1m x 1.85m)

Neutral decor and tile-effect vinyl flooring continued, space for washing machine and dryer with worktop above, built-in wall cupboards for extra useful storage, access to further under-stairs storage, and doors to WC and lounge from here.

WC

5'10" x 2'9" (1.8m x 0.85m)

With white site consisting of WC and basin, neutral decor with feature splashback tiles, window to rear into garden room, panelled ceiling with downlighters.

Lounge

14'9" x 11'11" (4.5m x 3.65m)

Great size lounge with large window to rear of property overlooking garden, neutral carpet and decor with dado rail, open doorway into kitchen to front, double doors from rear-side into the lobby.

Kitchen/Diner

13'7" x 9'4" (4.15m x 2.85m)

Another great size room, impressive modern kitchen with generous range of stylish cream-colour wall and floor cupboards, neutral metro tile splashbacks with ample contrasting worktops, range-style gas cooker, separate fridge/freezer and dishwasher, large window to front of house overlooking the front garden and communal common land, plenty of space for table and chairs.

Lobby

10'9" x 3'7" (3.3m x 1.1m)

Rear lobby with neutral tiled vinyl flooring and decor with dado rail, double wooden glass pane doors from lounge, doorway out to rear garden and garage, stairs up to first floor from here.

Landing

11'3" x 6'2" (3.45m x 1.9m)

Landing with neutral carpet and decor with vertical chrome radiator, access to loft (good size, boarded and with light and ladder), three double bedrooms, (two good size, one smaller), and family shower room.

Bedroom One

15'5" x 9'6" (4.7m x 2.9m)

Good size double bedroom with built-in mirror wardrobes, window to rear overlooking garden, neutral carpet and decor.

Bedroom Two

13'1" x 9'6" (4.0m x 2.9m)

Another good size double bedroom with spacious window to front of house with lovely peaceful outlook, laminate flooring and neutral decor, built-in cupboard housing the boiler.

Bedroom Three

11'1" x 6'2" (3.4m x 1.9m)

Smaller double bedroom/good size single with vinyl flooring and neutral decor, window to rear, vertical chrome radiator, built-in cupboard.

Bathroom

5'10" x 5'4" (1.8m x 1.65m)

Light and spacious modern shower room with white suite consisting of shower, basin/vanity, WC, vertical chrome radiator, downlighters, neutral grey vinyl tile-effect flooring with grey walls and feature white metro-tiles to shower wall, lovely room to start and finish your day in!

Front Garden

Beautifully established and gated front garden area with raised planters boasting a lovely selection of colourful flowers, plants and shrubs, artificial lawn area, plenty of space for BBQ, pathway leads to front door.

Rear Garden

With decked patio area leading to the lovely low-maintenance paved garden, with artificial lawn area, beautiful raised planters bordering this fully fenced and private space, leading to a pathway with garage and rear access to one side, and a covered seating area with pond and hard-standing to the other side.

Garage

16'4" x 8'4" (5.0m x 2.55m)

Brick-built garage with up and over door, power and light, window to rear, door to rear-side into garden. Off road parking directly in front of garage.

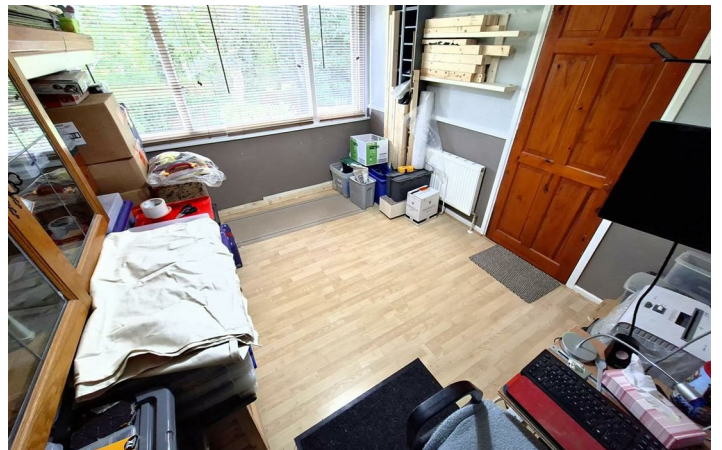
Agents Note 1

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 2

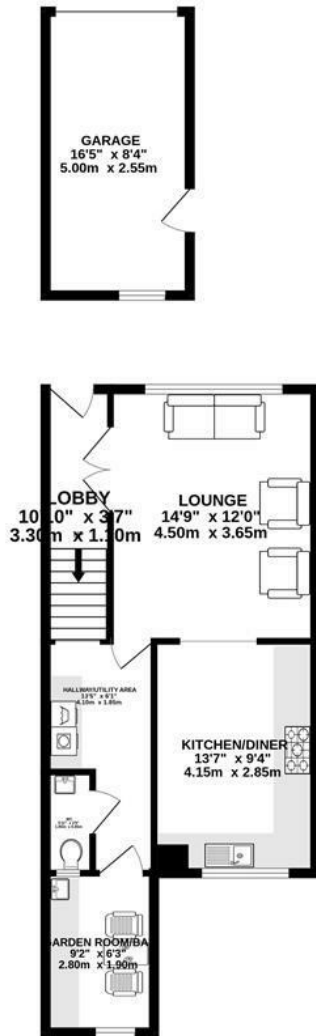
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Tel: 01634730672





GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

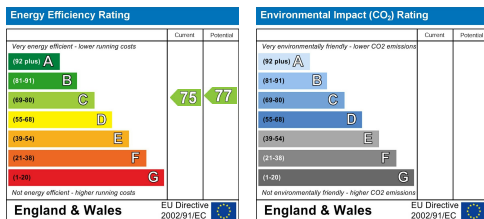


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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