



## 1 Canon Close

Rochester, ME1 3EN

GREENLEAF PROPERTY SERVICES are delighted to introduce this recently refurbished semi-detached house to the market, in a highly sought-after location of ME1 Rochester, available with NO ONGOING CHAIN. Boasting three good size bedrooms, a spacious lounge/dining room, a new kitchen and bathroom with separate shower, garage, and off road parking for several vehicles, this fantastic property is quite simply ready to move into and enjoy. For peace of mind, further benefits include new roof, flooring and redecoration throughout, and to the rear, there is a lovely low-maintenance garden with access to the side. Interest is sure to be strong in this beautifully presented semi-detached house, we therefore recommend viewing at your earliest convenience to avoid disappointment.

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.

EPC Grade C. Council Tax Band D.

Offers In The Region Of £400,000

# 1 Canon Close

## Rochester, ME1 3EN



- NO CHAIN!
- THREE GOOD SIZE BEDROOMS
- GARAGE & OFF ROAD PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND D / FREEHOLD
- SOUGHT-AFTER LOCATION
- LOUNGE / DINING ROOM
- WALK TO HIGHLY REGARDED SCHOOLS
- RECENTLY REFURBISHED THROUGHOUT INCLUDING NEW KITCHEN AND BATHROOM
- BATHROOM / SHOWER ROOM W/C
- EPC GRADE C

### Entrance Hall

10'5" x 3'10" (3.2 x 1.19)

Entrance via UPVC door, wood panelled flooring, radiator and stairs to first floor.

### Kitchen

9'11" x 6'10" (3.03 x 2.1)

Double glazed window to front, recently fitted wall and base units, sink and drainer unit, built in oven and electric hob with extractor fan, built in fridge/freezer and tiled flooring.

### Lounge/Dining Room

19'9" x 10'10" (6.02 x 3.31)

Wall to ceiling double glazed window to rear, double glazed door to rear, wood panelled flooring, radiator and built-in cupboard.

### First Floor Landing

11'10" x 6'5" (3.62 x 1.97)

Double glazed window to side, radiator, entrance to loft and carpet.

### Bedroom

10'10" 9'1" (3.31 2.77)

Double glazed window to rear, carpet and radiator.

### Bedroom

10'2" x 7'6" (3.11 x 2.3)

Double glazed window to rear, carpet, radiator and built-in wardrobe.

### Bedroom

12'1" 7'5" (3.7 2.28)

Double glazed window to front, carpet and radiator.

### Bathroom/Shower Room W/C

10'1" x 6'6" (3.09 x 2)

Two double glazed windows to front, stylish new bath with separate shower, close coupled W/C and vanity wash basin.

### Rear Garden

A good size rear garden with recently reseeded lawn, side access, and decked patio area.

### Garage

16'4" x 8'11" (5 x 2.73)

Up and over door with power and light and wall mounted combination boiler.

### Off Road Parking

For several vehicles.

### 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.

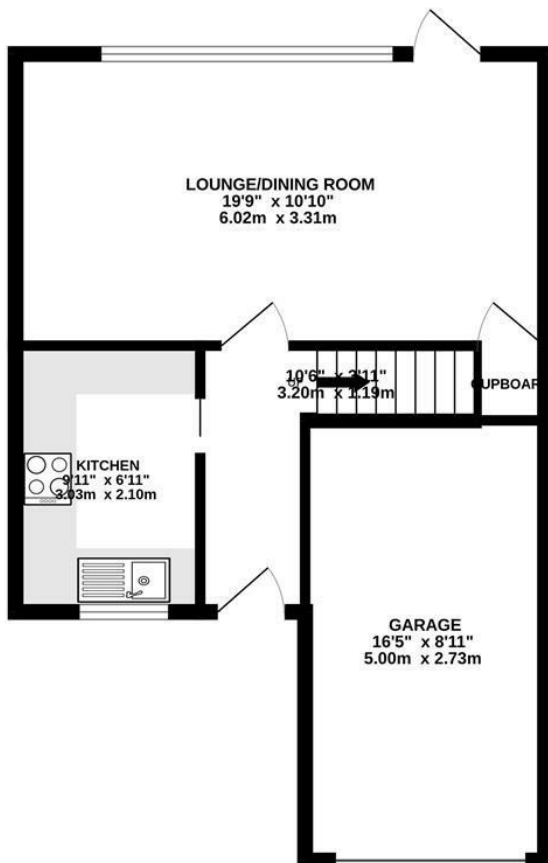
### Agents Note

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.

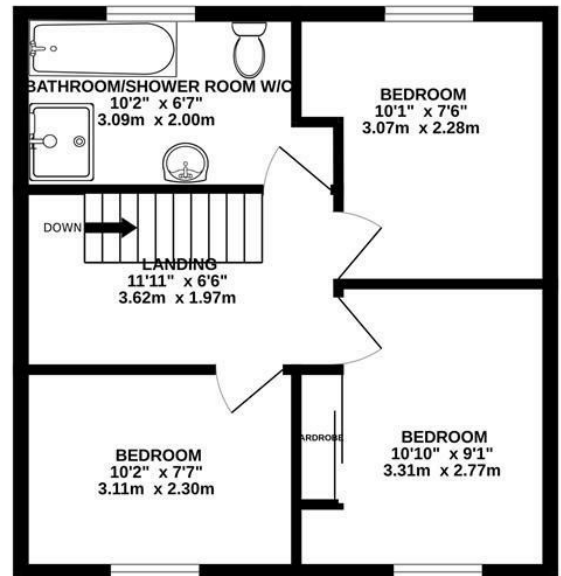




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

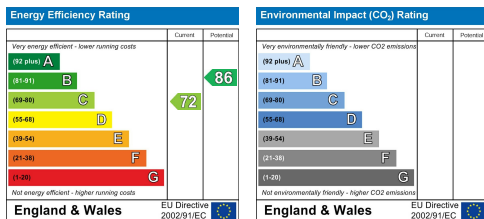


1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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